

MINUTES of the PLANNING COMMITTEE

Held in the Council Chamber
on **Monday 30 January 2024**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

Graham Allen*
Diane Black
Christine Cherry*
Bob Foster
Tofojjul Hussain*
John Orchard*

Also Present: Peter Williams

* *Denotes non-attendance.*

(19.00)

116. [OPEN FORUM](#)

One member of the public was present.

117. [APOLOGIES FOR ABSENCE](#)

Apologies for absence had been received from Councillors Tofojjul Hussain, Christine Cherry, John Orchard and Graham Allen.

118. [SUBSTITUTES](#)

Councillor Peter Williams substituted for Councillor Christine Cherry.

119. [DECLARATIONS OF INTEREST](#)

Councillor Henwood advised that with regard to any comment(s) they may make on any planning application on tonight's agenda, they reserved the right to alter their views on any application and submission should it come before the Mid Sussex District Council Planning Committees, following reading the planning officer's report, considering any verbal update the planning officer may provide and taking into account the views expressed by other members or members of the public at that meeting.

120. CHAIRMAN'S ANNOUNCEMENTS

Councillor Henwood informed the Committee that a recent application for 24 Oak Hall Park had been withdrawn.

121. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 8 January** 2024, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

122. TOWN & COUNTRY PLANNING ACT 1990 - PLANNING APPLICATIONS

Applications (as set out in the accompanying schedule) under the Town & Country Planning Act 1990, received by Mid Sussex District Council and forwarded for observations since 1 January 2024, were considered.

123. LICENSE APPLICATIONS

A license application has been received for LI/24/0088: Generous, 35 Station Road, Burgess Hill, West Sussex, RH15 9DE for a New Premises Licence. The Committee are reminded of the 4 licensing objectives. Crime and Disorder, Public Safety, Public Nuisance and prevention of harm to children and young people.

RECOMMENDED that: The Committee noted the application.

124. Meeting terminated at 19:30 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/3222

Location: 17 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Desc: Single storey rear extension and loft conversion.

Applicant: Mr Paul Martin

Woolacombe House Portland Road Burgess Hill West Sussex
RH15 9RL

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/3255

Location: Land East of Keymer Road and South of Folders Lane
Burgess Hill West Sussex

Desc: The proposed advertisements include 2 x Entrance monolith, 6
x Banner flag, 1 x Leaderboard monolith, and 2 x Monolith.

Applicant: Thakeham Homes Limited & Charles Church Developments Ltd
Thakeham House Summers Place Billingham RH14 9GN

Case Officer: Stephen Ashdown

App. Type: Advertisement Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concern over the potential distraction to drivers and the overbearing impact the application would have on the street scene. They stated it contradicted:

Mid Sussex Design Guide: DG29 – Deliver a coordinated public realm with high quality landscape.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/3257

Location: Land South Of 2,4,6,8 Stroudley Drive Burgess Hill West Sussex
RH15 0ZT

Desc: Provision of turning head to serve plots 4, 6 and 8 Stroudley
Drive on phase 1 of the Folders Grove Development

Agent: Mr Andrew Black

Andrew Black Consulting 55A High Street Wimbledon Village
SW19 5BA

Applicant: Mr Simon Collins Jones Homes Southern Ltd 3 White Oak Square
Swanley Kent BR8 7AG

Case Officer: Caroline Grist

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2525

Location: Shell Burgess Hill Service Station 173 London Road Burgess Hill

Desc: Side forecourt shop extension to accommodate a new food to go area and seating use class Ea and Eb, improved parking, relocated jet wash and associated forecourt adjustments.

Agent: Wyeth Projects

Wyeth Projects Services the Cart Shed Amberley Court Old Elstead Road Milford GU8 5EB

Applicant: Motor Fuel Group Limited
10 Bricket Road St Albans AL1 3JX

Case Officer: Deborah Lynn

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2677

Location: DSA Driving Test Centre William Way Burgess Hill

Desc: Installation of external condenser serving the proposed VRV Daikin heating and cooling system as part of a decarbonisation project for the site & installation of a double stacked temporary modular accommodation (4-month period) to house the site team while the works are being undertaken.

Agent: Mr Lewis Don

McAndrew Martin One Links House Fairway Business Centre PO3 5BL

Applicant: DVSA
Berkeley House Croydon Street Bristol BS5 0DA

Case Officer: Caroline Grist

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/0014

Location: 5th Burgess Hill Scout Group Scouts Hall Gordon Road Burgess Hill

Desc: Sycamore - Reduce height by 15 metres.

Applicant: Mr Clive Everest

5th Burgess Hill Scouts 62 Grand Avenue Hassocks BN6 8DE

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: Objection.

The Committee expressed concern over the lack of an arboricultural report and the proposed size of the reduction. The Committee stated that the application contravened:

Mid Sussex District Plan: DP37 – Trees, Woodland and Hedgerows.

They noted that the tree in question already had a TPO and that a previous application for felling had been refused.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0032

Location: Millstone Keymer Road Burgess Hill West Sussex

Desc: T1 Ash - reduce to ground level. T2 Robinia - removed damaged branch. T3 Birch with damaged trunk - reduce to ground level. T4 Robinia with cavity halfway up trunk - reduce to ground level. T5 to T15 (Mix of Sycamore, Ash and Norway Maple) raise crowns by up to 3 metres, reduce branches over garden (South side) by up to 2.5 metres. T16 Ash and T17 Sycamore - Reduce to ground level.

Agent: Mr Charlie Layfield

Treewise Tree Services Ltd Meadowside, High Cross Farm Eastbourne Road, Uckfield TN22 5QW

Applicant: Mr Dan Phelan

Millstone Keymer Road Burgess Hill West Sussex RH15 0AL

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

RECOMMENDATION: Objection.

The Committee expressed concern over the lack of an arboricultural report and the poor quality of the provided sketches.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0071

Location: Silverdale House 22 Silverdale Road Burgess Hill West Sussex
Desc: Sycamores Trees (X6) - Fell and Yew Tree (X1) fell at rear of garden.
Agent: Mr Miles Collins
26 Cromwell Road Burgess Hill West Sussex RH15 8QH
Applicant: Mr D Foster
C/o Agent
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: Objection.

The Committee expressed concern over the lack of an arboricultural report.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2779

Location: Southfields Keymer Road Burgess Hill West Sussex
Desc: Proposed two storey extension to the southeast corner of the dwelling, a first-floor extension to the southwest corner, a single storey side extension to the north, a replacement of the existing garage, as well as an increase in the existing roof ridge height. Existing glazing to be replaced with grey aluminium framed windows. (Amended description agreed 11.12.2023. Updated plans received 20.12.2023. Tree Report 20.12.2023) (Amended plans received 20.12.2023)
Agent: Mr Eliot Ellis-Brown
Top Flat 74 Sudbourne Road London SW2 5AH
Applicant: Sharghy
Southfields Keymer Road Burgess Hill West Sussex RH15 0AN
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concern over the lack of an arboricultural report and stated that the application contravened:

Mid Sussex District Plan: DP26 – Character and Design

Mid Sussex Design Guide: DG45 – Privacy of existing and future residents

DG49 – General principles for extensions

The Committee expressed concern over the impact on the privacy of other residents.

DM/23/3112

Location: Hambrook School Marle Place 171 Leylands Road Burgess Hill
Desc: Installation of multi-use games area, play area, trim trail, horticulture area, sensory garden, vehicular access security gate and fence, internal partition fences, perimeter security fences, soft/hard landscaping and associated works.
Agent: Mrs S Hastelow
Space M Studio, The Coach House 29 Birmingham Road
Whitacre Heath Warwickshire B46 2ET
Applicant: Mr T Brown
Options Autism (7) Ltd Atria Spa Road Bolton BL1 4AG
Case Officer: Deborah Lynn
App. Type: Full Application

RECOMMENDATION: The Committee noted the application.

The Committee regretted the retrospective nature of the application, and stated that the application contravened the following:

**Mid Sussex District Plan: DP37 – Trees, Woodlands and Hedgerows
DP38 – Biodiversity**

The Committee requested that the tree officer be consulted.

The Committee expressed concern over the lack of sustainable transport options, including cycle storage.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0057

Location: 12 Pangdene Close Burgess Hill West Sussex RH15 9UT
Desc: Proposed single storey rear extension.
Agent: Mr Mel Humphrey
Mel Humphrey RICS C.Build E MCABE 9 Aldsworth Avenue
Goring By Sea BN12 4XQ
Applicant: Brian Shergold
12 Pangdene Close Burgess Hill West Sussex RH15 9UT
Case Officer: Joanne Fisher
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0094

Location: Summerlin 5 Folders Gardens Burgess Hill West Sussex
Desc: Oak tree - Crown reduce by no more than 2 meters, remove epicormic growth, and crown lift to a height of 5 meters.
Applicant: Rebecca Howland
Summerlin 5 Folders Gardens Burgess Hill West Sussex RH15 0FY
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: Objection.

The Committee expressed concern over the height of the crown lift.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0102

Location: Tree Adjacent To 5 And 7 Park Road Burgess Hill West Sussex RH15 8EU
Desc: (T1) Beech - Remove one dominant 4m branch that is growing towards number 5 and 7 Park Road and remove all other dead branches.
Applicant: Mr Richard Cooper
5 Park Road Burgess Hill West Sussex RH15 8EU
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/0107

Location: 4 Kings Head Court Burgess Hill West Sussex RH15 8GH
Desc: Proposed loft conversion with Velux windows.
Agent: Mr Julian Adams
Spring Cottage Colwood Lane Warninglid RH17 5UE
Applicant: Chris Tomkins
4 Kings Head Court Burgess Hill West Sussex RH15 8GH
Case Officer: Peter Davies
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

DM/24/0125

Location: 17 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Desc: 1 x Oak tree - to be felled as it has popped root ball and leaning over causing obstruction into neighbouring garden.

Agent: Miles Collins

26 Cromwell Road Burgess Hill West Sussex RH15 8QH

Applicant: C/O Agent

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

RECOMMENDATION: Objection.

The Committee expressed concern over the lack of an arboricultural report.
