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Wednesday 31 July 2024

To: **MEMBERS OF THE PLANNING COMMITTEE**

Members of the Planning Committee – David Eggleton (Chairman), Janice Henwood (Vice Chairman), Graham Allen, Diane Black, Matthew Cornish, Tofojjul Hussain and John Orchard.

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **Monday 5 August 2024** at **19.00 hours**, when your attendance is required.

Steve Cridland
Chief Executive Officer

Filming, recording of Council meetings and use of social media:

During this meeting members of the public may film or record the Committee and officers from the public area only providing it does not disrupt the meeting. The Confidential section of the meeting may not be filmed or recorded.

If a member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking.

The use of social media is permitted but members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

A G E N D A

1. OPEN FORUM

Each member of the public is permitted to speak once in respect of business relevant to the Town Council or of local concern to the residents of the town at the discretion of the Chairman (during the Open Forum). They can also speak during the meeting (on topics relating to the published agenda and any other business raised during the meeting) as the agenda debate is progressed. Speakers are encouraged not to speak for more than three minutes, at the discretion of the Chairman or nominee (including the Chair of any other meeting of the Council).

If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda the Chairman may direct that a member of the public submits a question or comment in writing which shall be answered in due course.

2. APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. DECLARATIONS OF INTEREST

In respect of any matter on the Agenda.

5. CHAIRMAN'S ANNOUNCEMENTS

To hear Chairman's announcements, for noting items only, if any.

6. MINUTES

To consider the Minutes of the meeting of the Planning Committee held on **Monday 15 July 2024** (copy previously circulated).

7. TOWN & COUNTRY PLANNING ACT 1990 – PLANNING APPLICATIONS

Applications (as set out in the accompanying list with links to the Online Planning Register) under the Town & Country Planning Act, 1990 received by Mid Sussex District Council to be considered.

8. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification has been received that the following appeal has been made to the Planning Inspectorate.

DM/23/2372

Appeal by: Ms Licia Graves

Location: Land At Wellhouse Lane, Burgess Hill, West Sussex

Proposed Development: Development of nine dwellings (Amended Location Plan and Certificate B 10/11/2023)

Appeal Ref: AP/24/0036

RECOMMENDATION: The Committee is recommended to:- await a copy of the Appeal Decision from Mid Sussex District Council.

9. **LICENSE APPLICATIONS**

LI/24/1018 A new license application has been received for Smoques, 33 Station Road, RH15 9DE

The application is available to view at: - www.midsussex.gov.uk/business-licensing/latest-licensing-applications/

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. Can only recommend approval or no objections.

RECOMMENDATION: The views of the Committee are sought.

10. **STREET NAMING**

Mid Sussex District Council have advised that the developer is developing Little Winton, Keymer Road, RH15 0AH, **DM/23/0926**. A site map can be viewed at Appendix 1.

The initial suggestion of naming the street "Wintons" was dismissed on technical reasons as there is a street named Wintons Close in the very near vicinity. MSDC have liaised with the developers and the suggestion put forward is: **Little Winton Grove**.

Councillors are reminded that the District Council is unable to support the policy of Burgess Hill Town Council in respect of the usage of names from the Burgess Hill Town War Memorial. Until this matter is resolved, the District Council will continue to consult on suggested names for streets, but will not consider names from the War Memorial.

RECOMMENDATION: The views of the Committee are sought.

11. **DISTRICT PLAN 2021 – 2039**

The District Plan 2021 – 2039 was formally submitted to the Planning Inspectorate on Monday 8th July.

MSDC have now received confirmation from PINs that the Inspector is Louise Nurser BA (Hons) Dip UP MRTPI.

Regular updates on the progress of the Examination will be available online at: [District Plan Review - Examination - Mid Sussex District Council](#)

RECOMMENDATION: for noting.

APPLICATION LIST

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 8 AND 12 JULY 2024.

These applications can be viewed on the Online Planning Register. To access the Online Planning Register, please use the following link:
<http://pa.midsussex.gov.uk/online-applications/>

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, improved parking, relocated jet wash and associated forecourt adjustments. Description amended 08.03.2024 to include hot food takeaway use (sui generis). Flood Risk Assessment and amended plans received 22.02.2024 showing revised siting of jet wash. Tree Report received 06.03.2024. Further details and amended plans received 08.05.2025 to include extraction system. Noise Impact Assessment received 24.05.2024. Amended elevations received 08.07.2024 showing amendments to shop front and roof of side extension, plus additional information regarding deliveries. Updated Noise Impact Assessment received 01.07.2024.
Agent: Jackie Ford, JMS Planning Build Studios 203 Westminster Bridge Road London, SE1 7FR
Applicant: Motor Fuel Group Limited
10 Bricket Road St Albans AL1 3JX
Case Officer: Deborah Lynn
App. Type: Full Application

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/3112

Location: Hambrook School, Marle Place 171 Leylands Road Burgess Hill
Desc: Installation of multi-use games area (MUGA), 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. Description amended 11.07.2024 to include formalised play area to front of school building. Amended plans received to show additional fence cladding proposed to outer side of existing close boarded perimeter fence and reduction in height of fence to MUGA. Noise Management Plan and Acoustic Assessment received 11.04.2024, Arboricultural Method Statement and Tree Protection Plan received 01.07.2024 and additional Heritage Statement received 24.05.2024.
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

Parish: Burgess Hill**Ward: Burgess Hill - Leylands**

DM/24/0578

Location: Land To R/O 99 Leylands Road Burgess Hill RH15 8AA
Desc: Demolition of existing garage and shed and erection of a 2no. bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed (Updated site plan received 23.04.2024. Notice and Certificate B received 29.04.2024. Updated site plan received 14.05.2024. Updated plans and drainage strategy received 25.06.2024. Updated Planning Statement received 09.07.2024)
Agent: Mr Chris Barker
ECE Planning Ltd 64-68 Brighton Road Worthing BN11 2EN
Applicant: Remmus, C/O Agent
Case Officer: Caroline Grist
App. Type: Full Application

Parish: Burgess Hill**Ward: Burgess Hill - St Andrew's**

DM/24/1174

Location: 138 Junction Road, Burgess Hill West Sussex RH15 0PZ
Desc: Proposed dropped kerb and creation of permeable block drive. (Amended Description and Amended Plans 09/07/2024)
Applicant: Mr Cloud Warnakulasuriya P F
138 Junction Road Burgess Hill West Sussex RH15 0PZ
Case Officer: Peter Davies
App. Type: Householder Application

Parish: Burgess Hill**Ward: Burgess Hill - St Andrew's**

DM/24/1260

Location: 34 The Vineries, Burgess Hill West Sussex RH15 0NF
Desc: Single storey side extension. (Amended Plan received 11/07/2024)
Agent: Mrs Kelly McNally, KM Architecture 46 Valebridge Drive Burgess Hill West Sussex RH15 0RW
Applicant: Mr B East, 34 The Vineries Burgess Hill West Sussex RH15 0NF
Case Officer: Peter Davies
App. Type: Householder Application

Parish: Burgess Hill**Ward: Burgess Hill - Victoria**

DM/24/1313

Location: 2 Consort Way Burgess Hill West Sussex RH15 9TJ
Desc: Provision of new/ altered fenestration in locations as indicated, installation of 212 PV panels to existing roof slope producing 106 kWp, demolition of canopy, decoration/ remedial works to facade, and internal alterations (Amended plan received 9 July 2024 showing new fire door on east elevation)
Agent: Mr Stephen Manning, Gould Baxter 2 Lucastes Mews Paddockhall Road Haywards Heath RH16 1HE
Applicant: A Rewell, Consort Frozen Foods Ltd Consort Way Burgess Hill RH15 9TJ
Case Officer: Andrew Watt
App. Type: Full Application

Parish: Burgess Hill**Ward: Burgess Hill - Franklands**

DM/24/1334

Location: Triple Trees 70 Ferndale Road Burgess Hill West Sussex
Desc: Proposed front and side two storey extension with alterations to the roof space, and designing an internal stairwell with lift to service all floors as well as a single-story infill extension with light wells
Agent: Mr Christopher Jones, Jones Projects Architectural Hollytree House Cuckfield Road Burgess Hill RH15 8RE
Applicant: Mr Joseph, Follett Care Ltd Triple Trees 70 Ferndale Road Burgess Hill West Sussex RH15 0HD
Case Officer: Anna Tidey
App. Type: Full Application

Parish: Burgess Hill**Ward: Burgess Hill - Meeds and Hammonds**

DM/24/1354

Location: 17 Park Road Burgess Hill West Sussex RH15 8EU
Desc: Variation of condition 2 of planning application DM/23/1520 - To allow design changes (Updated plans received 2 July clarifying the proposed changes)
Agent: Archangels ARCHITECTS Ltd, Suite 7 An 8, 5th Floor Vantage Point Brighton New England Road Brighton BN1 4GW
Applicant: Ms Lisa Goatcher
17 Park Road Burgess Hill West Sussex RH15 8EU
Case Officer: Andrew Watt
App. Type: Removal/Variation of Condition

Parish: Burgess Hill**Ward: Burgess Hill - Victoria**

DM/24/1449

Location: 4 Bluebird Walk Burgess Hill West Sussex RH15 9EL
Desc: Proposed Loft Conversion with rear dormer and installation of 3 rooflights to the front roof slope
Agent: Mr Simon Burrows, Si-tec Plans Ltd The Lodge Bramshill Road Eversley Hook RG27 0PT
Applicant: Mr And Mrs Thwaites
4 Bluebird Walk Burgess Hill West Sussex RH15 9EL
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate -Proposed

Parish: Burgess Hill**Ward: Burgess Hill - Dunstall**

DM/24/1502

Location: Trees On Boundary Line Of 40 The Wickets Burgess Hill West Sussex RH15 8TG

Desc: Field maple - crown lift to approx. 5m (secondary growth only) and reduce max 2m and no further than previous cut points. Oak over footpath - remove all overgrown epicormic growth on main trunk to fork and remove primary limb over footpath back to trunk. Oak nearest to property - remove all epicormic growth on main trunk and reduce crown by up to 2m and no further than previous cut points. Please note amended description

Agent: Miles Collins, 26 Cromwell Road Burgess Hill RH15 8QH

Applicant: Miles Collins
40 The Wickets Burgess Hill West Sussex RH15 8TG

Case Officer: Irene Fletcher

App. Type: Tree Surgery

Parish: Burgess Hill**Ward: Burgess Hill - Victoria**

DM/24/1590

Location: Former Americas House 273 London Road Burgess Hill West Sussex

Desc: Retrospective application - Removal of 1st floor vertical tiling and application of masonry render to all external walls. Insertion of new double-glazed windows into reshaped and existing opening and newly formed openings

Agent: Mr Clive Hawkins, Clive Hawkins Architects Ltd 114 Mackie Avenue Brighton BN1 8RD

Applicant: Aysha Bhimji
FCHI C/O PO Box 3061 North Road Brighton BN1 6SE

Case Officer: Deborah Lynn

App. Type: Full Application

Parish: Burgess Hill**Ward: Burgess Hill - Leylands**

DM/24/1650

Location: 12 Noel Green Burgess Hill West Sussex RH15 8BS

Desc: Proposed front and rear dormer loft conversion.

Agent: Jaimie Blomqvist
Krona Design Storm House 4 Union Place Worthing BN11 1LG

Applicant: Suzannah Wilson
12 Noel Green Burgess Hill West Sussex RH15 8BS

Case Officer: Andrew Watt

App. Type: Householder Application

Parish: Burgess Hill **Ward: Burgess Hill - Dunstall**
DM/24/1665
Location: 37 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Desc: Conversion of existing integrated garage with proposed bay window.
Agent: Buchan Rum Architects, Buchan Rum Architects Ltd 9 Savill Road Lindfield Haywards Heath West Sussex RH16 2NY
Applicant: Ruhomally
37 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Peter Davies
App. Type: Householder Application

Parish: Burgess Hill **Ward: Burgess Hill - Leylands**
DM/24/1667
Location: 17 St Wilfrids Road Burgess Hill West Sussex RH15 8BE
Desc: Proposed rear dormer
Agent: Mr Russell Wooden
Eleven Folders Close Burgess Hill RH15 0TA
Applicant: Mr Graham Alderson-Jenkins
17 St Wilfrids Road Burgess Hill West Sussex RH15 8BE
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate -Proposed

Parish: Burgess Hill **Ward: Burgess Hill - St Andrews**
DM/24/1673
Location: 7 Mansion Close Burgess Hill West Sussex RH15 0NT
Desc: x1 Oak Tree (T134) - Reduce by approx to 2-3 metres to previous cut points
Applicant: Mr Richard Snelgrove
7 Mansion Close Burgess Hill West Sussex RH15 0NT
Case Officer: Irene Fletcher
App. Type: Tree Surgery

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 15 AND 19 JULY 2024

Parish: Burgess Hill **Ward: Burgess Hill - Meeds and Hammonds**
DM/24/0725
Location: 39 Holmesdale Road Burgess Hill West Sussex RH15 9JP
Desc: Proposed loft conversion with pitched roof dormer to the north elevation. Removal of the kitchen/dining room wall and addition of a new ground floor WC. (Materials Statement received 19.06.2024. Revised plans received 17.07.2024. Updated description agreed 18.07.2024)
Applicant: Joe Clark, 164A Herbert Road Woolwich Arsenal SE18 3PZ
Case Officer: Caroline Grist
App. Type: Householder Application

Parish: Burgess Hill**Ward: Burgess Hill - Leylands**

DM/24/1691

Location: Prescott House Upper St Johns Road Burgess Hill West Sussex
Desc: Various Tree works as per statement of works
Agent: Miss Jen Martin, Trees-UK Of Bromley Limited (Peabody)
Longfield Cottage Nash Lane Keston Kent BR2 6AP
Applicant: Mr Christopher Waters, Peabody Housing Association Burgess
Hill West Sussex RH15 8HB
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

Parish: Burgess Hill**Ward: Burgess Hill - Leylands**

DM/24/1692

Location: Applewalk Upper St Johns Road Burgess Hill West Sussex
Desc: Sycamore (T1) Crown lift - To lift the lower canopy by approx 5
metres from ground level and cut back by 2 metres. Laburnam
(T2) - fell to ground level.
Agent: Miss Jen Martin, Trees-UK Of Bromley Limited (Peabody)
Longfield Cottage Nash Lane Keston Kent BR2 6AP
Applicant: Mr Christopher Waters, Applewalk Upper St Johns Road Burgess
Hill West Sussex RH15 8HF
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

Parish: Burgess Hill**Ward: Burgess Hill - Meeds and Hammonds**

DM/24/1708

Location: JD Wetherspoon Plc Six Gold Martlets 49 - 51 Church Walk
Burgess Hill
Desc: Variation of Condition no.2 of planning application DM/19/0718 to
allow for later opening hours by 60 minutes Sunday to Thursday
and an additional 30 minutes Friday and Saturday. Hours of use
Monday to Thursday: 0730 - 0030hrs, Friday and Saturday: 0730
- 0130hrs, Sunday and Bank Holidays: 0800 - 0030hrs.
Applicant: Miss Emma Fallon
J D Wetherspoon Plc Wetherspoon House Reeds Crescent
Watford WD24 4QL
Case Officer: Anna Tidey
App. Type: Removal/Variation of Condition

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 22 AND 26
JULY 2024

Parish: Burgess Hill **Ward: Burgess Hill - Meeds and Hammonds**

DM/24/0710

Location: 129 Chanctonbury Road Burgess Hill West Sussex RH15 9HE
Desc: Removal of single skin pent roof porch and erection of proposed new porch. (Amended Plans received 24/07/2024)
Applicant: Mr Phil Cross, Casa Louca 3 Alexandra Road Burgess Hill RH15 0EP
Case Officer: Peter Davies
App. Type: Householder Application

Parish: Burgess Hill **Ward: Burgess Hill - Franklands**

DM/24/0846

Location: Land Adjacent to Hilgay Cottage Birchwood Grove Road Burgess Hill West Sussex
Desc: Demolition of existing outbuildings and erection of 2no. residential dwellings with separate car ports, a separate garden room for plot 2, associated landscaping and the retention of the existing access. New timber fence and electric gates.
Agent: Mr Chris Barker
ECE Planning Limited 64-68 Brighton Road Worthing BN11 2EN
Applicant: Remmus, Remmus C/O Agent
Case Officer: Anna Tidey
App. Type: Full Application

Parish: Burgess Hill **Ward: Burgess Hill - Dunstall**

DM/24/1492

Location: Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve in The East And, Goddard's Green Waste Water Treatment Works in The West
Desc: Discharge of planning obligation relating to planning reference DM/21/3279 (original reference DM/18/5114) in relation to Centre for Outdoor Sport Land Specification (Paragraph 1.3, Schedule 4)
Agent: Miss Niamh McDevitt, Aecom AECOM 8th Floor, Aldgate Tower 2 Leman Street London E1 8FA
Applicant: Homes England, C/O Agent
Case Officer: Louise Yandell
App. Type: Mod. / Discharge of Planning Obligation

Parish: Burgess Hill **Ward: Burgess Hill - St Andrew's**

DM/24/1730

Location: 1 Farnlea Burgess Hill West Sussex RH15 0BD
Desc: Relocation of boundary wall / fence to enclose an area to the side of the existing garden due to the previous wall being damaged in strong winds.
Agent: Mr Paul Gosling, 78 Potters Lane Burgess Hill RH15 9JS
Applicant: Mrs S Sindall' 1 Farnlea Burgess Hill West Sussex RH15 0BD
Case Officer: Anna Tidey
App. Type: Householder Application

Parish: Burgess Hill **Ward: Burgess Hill - Meeds and Hammonds**
DM/24/1780

Location: Appletrees 21 Crescent Road Burgess Hill West Sussex
Desc: (Tree A) Conifer - Reduce crown by 2m. (Tree B) Magnolia -
Reduce crown by 0.5-1m. (Tree C) Willow - Fell. (Tree D) Cherry
Plum - Reduce crown by 1-2m and crown lift by 2m. (Tree E)
Willow - Reduce crown by 2m.
Applicant: Miss Susan Nagel, Appletrees 21 Crescent Road Burgess Hill
West Sussex RH15 8EH
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

Parish: Burgess Hill **Ward: Burgess Hill - St Andrew's**
DM/24/1794

Location: 7 Tilers Close Burgess Hill West Sussex RH15 0TL
Desc: First floor extension above existing ground floor extension
Agent: Mrs Claire Haigh
Claire Haigh Associates Ltd 9 Kenton Road Hove BN3 4PG
Applicant: Mr David Riley
7 Tilers Close Burgess Hill West Sussex RH15 0TL
Case Officer: Deborah Lynn
App. Type: Householder Application

Parish: Burgess Hill **Ward: Burgess Hill - Franklands**
DM/24/1804

Location: Burgess Hill School for Girls Keymer Road Burgess Hill West
Sussex
Desc: Installation of 6 solar panels to the roof slope of Cedar Lodge
facing the highway
Applicant: Mr Richard Moses
Burgess Hill School for Girls Keymer Road Burgess Hill West
Sussex RH15 0EG
Case Officer: Caroline Grist
App. Type: Full Application

Parish: Burgess Hill **Ward: Burgess Hill - Victoria**
DM/24/1805

Location: Easyhub 277 London Road Burgess Hill West Sussex
Desc: Prior Notification requirement under Part MA of the GPDO for the
change of use of Class E space to form 14 apartments.
Agent: Mr Tony Allen, Allen Planning Allen Planning Ltd The Old Fire
Station EC Salt Lane Salisbury SP1 1DU
Applicant: Mr H Schneck, Waterberg Ltd C/o Allen Planning Ltd The Old Fire
Station EC Salt Lane Salisbury SP1 1DU
Case Officer: Katherine Williams
App. Type: Prior Not. Comm. to Dwell house Class MA