

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 15 July 2024**

Present: David Eggleton Chairman
Janice Henwood* Vice Chairman

Graham Allen*
Diane Black
Matthew Cornish
Tofojjul Hussain
John Orchard

Also Present: Simon Hicks
Peter Williams

* *Denotes non-attendance.*

(19.00)

210. OPEN FORUM

There were no members of the public present.

211. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Graham Allen and Janice Henwood.

212. SUBSTITUTES

Councillor Simon Hicks substituted for Councillor Graham Allen.

213. DECLARATIONS OF INTEREST

Councillor Black declared an interest in DM/24/1529 as the applicant was known to her.

Councillor Eggleton declared an interest in DM/24/1529 as he had been asked about the application in his role as a District Councillor.

Councillor Orchard declared an interest in DM/24/1479 as the agent was known to him.

Councillor Hussain 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.

214. CHAIRMAN'S ANNOUNCEMENTS

There were none.

215. MINUTES

The Minutes of the meeting of the Planning Committee held on **Tuesday 25 June 2024**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

216. 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 17 June 2024, were considered.

217. STREET NAMING

Mid Sussex District Council had received a street naming and numbering application in respect of the development Little Abbotsford, Issacs Lane, Burgess Hill – DM/23/0153. The development consisted of 9 new dwellings and required the creation of a new street.

The developers suggested the name **Abbotsford Place** to fit with the location of the development.

RECOMMENDATION: Following the decision made at Council, the Committee requested a name be chosen at random from the list of fallen soldiers on the War Memorial.

218. MID SUSSEX COUNCIL LOCAL LIST REVIEW 2024 – FIRST CONSULTATION

Notification had been received from Mid Sussex District Council that their Local List was being reviewed. The Planning Committee had sent in comments (Appendix 2 on the agenda dated 10 July).

RECOMMENDATION: The Committee noted the comments submitted.

219. MID SUSSEX COUNCIL LOCAL LIST REVIEW 2024 – FINAL CONSULTATION

Notification had been received from Mid Sussex District Council that their Local List was being reviewed. Following their first consultation, further feedback was requested on the updated consultation documents.

RECOMMENDATION: The Committee agreed to review the documentation and send any thoughts to the Chair by 26 July, to be collated and submitted ahead of the deadline.

220. PRE-PLANNING CONSULTATION – B END POLE 94556

Notification had been received from WHP Telecoms Ltd, regarding a preliminary inquiry into a proposed 600mm dish to be installed on an existing antenna pole, at the Water Tower on Keymer Road, RH15 0BQ.

RECOMMENDATION: The Committee raised no objection.

221. Meeting terminated at 19:51 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/1113

Location: 10 Noel Green Burgess Hill West Sussex RH15 8BS
Desc: Installation of air source heat pump to side of property
Agent: Ms Angel Agbadamusi
Octopus Energy Services Neptune Square Block C, Floor 3
Brighton BN2 0AT
Applicant: Mr Thomas Childs
10 Noel Green Burgess Hill West Sussex RH15 8BS
Case Officer: Peter Davies
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/1465

Location: New River Retail Ltd 18 The Martlets Burgess Hill West Sussex
Desc: Implementation of planning permission DM/19/3331 through the partial demolition of buildings with the removal of canopies.
Agent: Mr Michael Wood
WSP House 70 Chancery Lane Worples Road London WC2A 1AF
Applicant: CO Agent
New River Retail GP3 Ltd CO Agent
Case Officer: Steven King
App. Type: Lawful Development Certificate – Existing

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1466

Location: Wintons Fishery Folders Lane Burgess Hill West Sussex
Desc: Proposal is to demolish remaining existing buildings and replace with a new office & anglers' facility (within two separate buildings) on the original foot print'
Agent: Mr Daryl Gowlett
2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Church
Wintons Fishery Folders Lane Burgess Hill West Sussex RH15 0DR
Case Officer: Joanne Fisher
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/1479

Location: 22 Erin Way Burgess Hill West Sussex RH15 9PN
Desc: Proposed single storey rear extension, first floor side extension and front porch extension. Removal of existing chimney and new high level side window.
Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr and Mrs Cooper
22 Erin Way Burgess Hill West Sussex RH15 9PN
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/24/1487

Location: 37 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Desc: Removal of existing rear conservatory, new single storey rear extension and garage conversion.
Agent: Buchan Rum Architects
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: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/1489

Location: 18 Gordon Road Burgess Hill West Sussex RH15 0PX
Desc: Proposal for attached outbuilding for use as a storage/workshop.
Agent: Mr S Medcalf
Cadguys Trevor House Glynde East Sussex BN8 6SX
Applicant: Mr K Jenner
18 Gordon Road Burgess Hill West Sussex RH15 0PX
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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: 2 x Oak Trees - reduce crowns by 2m

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

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/1522

Location: 58 Petworth Drive Burgess Hill West Sussex RH15 8JY

Desc: Proposed single storey rear extension

Agent: Mr Kaleem Janjua
MCS Design Architectural Services Rivendell 8A Priory Lane
Warfield Bracknell RG42 2JU

Applicant: Mr Sibi Thomas
58 Petworth Drive Burgess Hill West Sussex RH15 8JY

Case Officer: Peter Davies

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

DM/24/0487

Location: Woodfield House Isaacs Lane Burgess Hill West Sussex
Desc: Proposed demolition of existing dwelling house and erection of 30 dwellings with associated access, open space, landscaping and parking (Amended plans/documents received amending the design, appearance, layout, housing mix and providing additional information in relation to noise and highways).
Agent: Mr James McConnell
McConnell Planning 20 Niagara Avenue Ealing London W5 4UD
Applicant: Mr Michael Birch
Bellway Homes (South London) Ltd/Homes England 1st Floor
Regent House 1-3 Queensway Redhill RH1 1QT
Case Officer: Louise Yandell
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concern regarding the application and stated that it contravened the following:

Mid Sussex District Plan:

- DP26** – Character and Design
- DP37** – Trees, Woodland and Hedgerows
- DP38** - Biodiversity

Mid Sussex Design Guide:

- DG25** – Enhance the environment and sense of place through open spaces
- DG26** – Integrate space for play into the design
- DG46** – Provide attractive and useable external amenity space for all homes
- DG48** – Design to minimise the impact of noise, air and light pollution

The Committee expressed concern over a lack of internal ventilation, stating that a design necessitating windows that could not open due to the location of the application was not of high quality and would have a detrimental impact on future residents.

The Committee expressed concern over a lack of an arboricultural report, with specific mention of the Category A Oak: T41. They stated that they supported the tree officer's recommendations.

The Committee expressed concern regarding the access to the site, specifically that it was located close to a blind bend in the road.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/1435

Location: 25 Woodleigh Road Burgess Hill West Sussex RH15 0PB
Desc: Proposed two storey rear extension, front porch, front first floor extension, Roof extension with rear double dormer, loft conversion and proposed rear garden workshop building.
Agent: Jaimie Blomqvist
Krona Design Ltd Storm House 4 Union Place Worthing BN11 1LG
Applicant: Ion Cracana
25 Woodleigh Road Burgess Hill West Sussex RH15 0PB
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee noted the concerns raised by neighbours regarding the rear garden workshop being used for a commercial enterprise.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1529

Location: Barnside 77 Folders Lane Burgess Hill West Sussex
Desc: Proposed new dropped kerb/crossover to serve new driveway access
Agent: Mrs Sarah Sheath
Dowsettmayhew Planning Partnership Mocatta House Trafalgar Place Brighton BN1 4DU
Applicant: Mr Jonathan Collins
Barnside 77 Folders Lane Burgess Hill West Sussex RH15 0DY
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1568

Location: 3 Inholmes Close Burgess Hill West Sussex RH15 0JF
Desc: Proposed two storey side extension and new pitched roof over existing rear flat roof.
Agent: Mr Alistair Ewen
Lime Tree Designs 23 Fieldway Lindfield RH16 2DD
Applicant: O'Connor
3 Inholmes Close Burgess Hill West Sussex RH15 0JF
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/1575

Location: Land To the West of Freeks Lane Burgess Hill West Sussex
Desc: Modify the obligation set out in Paragraph 1.4 of Schedule 3 of the S106 Agreement dated 18th July, in relation to the Bridge Link and Link Road Works, in relation to DM/18/0509.
Agent: Ms Niamh McDevitt
AECOM Aecom 9th Floor, Algate Tower 2 Leman Street London E1 8FA
Applicant: Homes England
CO Agent
Case Officer: Louise Yandell
App. Type: Mod. / Discharge of Planning Obligation

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0532

Location: Land Rear Of 96 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Development of 40 dwellings (including 12 affordable homes) with access from Phase 1. Provision of car parking, access roads and landscaping. (Amended plans received including revised fenestration and internal layout (19/04/2024) and Ecology report received).
Agent: Andrew Black
Hill Place House 55A High Street Winbledon Village SW19 5BA
Applicant: Mr Simon Collins
Jones Homes Southern Limited 3 White Oak Square Swanley Kent BR8 7AG
Case Officer: Susan Dubberley
App. Type: Full Application

RECOMMENDATION: The Committee noted the application.

The Committee expressed concern regarding the application and stated that they would require the following documentation to make full comment:

- **Copy of EPS license for hazel dormice**
- **Reptile mitigation strategy**
- **Construction and environmental management plan for biodiversity**
- **Diversity enhancement layout**
- **Light sensitive design scheme**
- **Habitat monitoring plan**

The Committee expressed concerns regarding the lack of open space and the impact the application would have on the natural habitat surrounding the site.

The Committee shared the concerns of the residents at Woodbarton, regarding site boundaries, and stated that the application contravened the 20-minute neighbourhood policy, as the walk into the town centre was 30 minutes.

The Committee expressed concern regarding the oversubscription of NHS facilities and schools and shared the concerns of the West Sussex Public Rights of Way team.

The Committee questioned the width of the landscape buffer on the northeastern side of the site, as it was not shown in the plans.

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

DM/24/1086

Location: 23 Woodpecker Crescent Burgess Hill West Sussex RH15 9XY

Desc: Proposed two storey side extension. Amended plans received 27.06.2024 and 01.07.2024 showing side extension set back from front elevation of dwellinghouse.

Agent: Mr Christopher Jones
Jones Projects Architectural Hollytree House Cuckfield Road
Burgess Hill Rh15 8RE

Applicant: Mr and Mrs Stokes
23 Woodpecker Crescent Burgess Hill West Sussex RH15 9XY

Case Officer: Deborah Lynn

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/24/1435

Location: 25 Woodleigh Road Burgess Hill West Sussex RH15 0PB

Desc: Proposed two storey rear extension, front porch, front first floor extension, Roof extension with rear double dormer, loft conversion and proposed rear garden workshop building.

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

Applicant: Ion Cracana
25 Woodleigh Road Burgess Hill West Sussex RH15 0PB

Case Officer: Katherine Williams

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee noted the concerns raised by neighbours regarding the rear garden workshop being used for a commercial enterprise.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/1608

Location: 253 London Road Burgess Hill West Sussex RH15 9QU
Desc: Proposed single-storey, side extension on existing detached dwelling.
Agent: Sophie Frykfors Von Hekkel
Studio HEKKEL 9 Queens Road Brighton BN1 3WA
Applicant: Mr and Mrs Edwards
253 London Road Burgess Hill West Sussex RH15 9QU
Case Officer: Hamish Evans
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1615

Location: Land Adjacent To 1 Wheelwright Lane Burgess Hill West Sussex RH15 0QS
Desc: (T1) Oak - reduce canopy by approx 2m to clear overhang of property. (T2 and T3) Line of Hornbeams and Maples - Lift canopies by 2m and cut back overhanging branches to fence line by 2-3.5m
Applicant: Mr Andrew Todd
1 Wheelwright Lane Burgess Hill West Sussex RH15 0QS
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.
