

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 16 September 2024**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

Graham Allen
Diane Black *
Matthew Cornish
Tofojjul Hussain
John Orchard

Also Present: Peter Williams

* *Denotes non-attendance.*

(19.00)

243. OPEN FORUM

One member of the public was present.

244. APOLOGIES FOR ABSENCE

An apology for absence had been received for Councillor Diane Black

245. SUBSTITUTES

Councillor Peter Williams substituted for Councillor Diane Black

246. DECLARATIONS OF INTEREST

Councillors Janice Henwood and Tofojjul 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.

Councilor Janice Henwood declared a personal interest in every Licensing application on the agenda as she was a member of the District Council

Licensing Committee. She stated that any views she expressed were purely preliminary comments.

Councilor David Eggleton declared a personal interest in applications, DM/24/2034 and DM/24/2076 as he was known to the applicants.

Councilor John Orchard declared a personal interest in applications, DM/24/1995 and DM/24/2034 as he was known to the applicants.

247. CHAIRMAN'S ANNOUNCEMENTS

The Committee were made aware of two pavement licencing applications as set out below:

- 1) LI/24/1162 The Signalbox, 73 Church Walk, Burgess Hill, West Sussex, RH15 9BQ. End date for representations: **26 September 2024**
- 2) LI/24/1246 Lucy's Café, 59 Church Walk, Burgess Hill, West Sussex RH15 9BQ. End date for representations: **30 September 2024**

The Committee were reminded of the 4 licensing objectives. Crime and Disorder, Public Safety, Public Nuisance and prevention of harm to children and young people.

Resolved that: The Committee noted the applications

248. MINUTES

The Minutes of the meeting of the Planning Committee held on Tuesday 27th August 2024, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

249. 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 Tuesday 27 August 2024, were considered.

250. LICENSE APPLICATIONS

The committee considered the following applications.

- 1) LI/24/1141 A license application had been received for Asian Rose 3 Keymer Parade, Keymer Road, Burgess Hill, West Sussex, RH15 0AB End date for representations: **23 September 2024**.
- 2) LI/24/1018 A license application had been received for Smoques 33 Station Road Burgess Hill West Sussex RH15 9DE End date for representations: **27 September 2024** – Restarted due to advertising issues.

3) LI/24/1154 A minor variation to the license application had been received for Masala Club, 6 - 8 Mill Road, Burgess Hill, West Sussex, RH15 8DR End date for representations: **13 September 2024.**

4) LI/24/1202 a pavement licence application had been received for Six Gold Martlets 49 - 51 Church Walk Burgess Hill West Sussex RH15 9BQ End date for representations: **16 September 2024**

5) LI/24/1185 a pavement licence application had been received for Block & Gasket 23 Church Road Burgess Hill West Sussex RH15 9BB End date for representations: **13 September 2024**

The Committee were reminded of the 4 licensing objectives. Crime and Disorder, Public Safety, Public Nuisance and prevention of harm to children and young people.

Resolved that: The Committee supported applications numbered 1 to 4. The concerns were expressed on application number 5 as the tables would further narrow the pavement creating a threat to public safety and a public nuisance.

OBESRVATIONS

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

DM/24/1962

Location: 5 Shotters Burgess Hill West Sussex RH15 9QE
Desc: Dormer roof extension and ground floor extension
Agent: Mr Andrew Oughton
AO Architecture TC Group, The Courtyard Upper Beeding
BN44 3TN
Applicant: Mr Andrew Oughton
5 Shotters Burgess Hill West Sussex RH15 9QE
Case Officer: Stefan Galyas
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/24/1974

Location: 6 Broad Green Avenue Burgess Hill West Sussex RH15 0HA
Desc: Side extension: Demolish existing structure, construct new extension on same footprint with new foundations. Incorporate relocated soil and vent pipe. Rear extension: Replace flat roof with pitched roof. Alter rear elevation for new layout of windows and doors. Remove partition wall.
Applicant: Mr Richard Dolan
6 Broad Green Avenue Burgess Hill West Sussex RH15 0HA
Case Officer: Katherine Williams
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/24/1979

Location: 52 Park Road Burgess Hill West Sussex RH15 8ET
Desc: (T1) Chestnut - Re-Pollard
Agent: Mr Drew Curran
Drew Curran Tree Services 35 Hillside Road Storrington RH20
3L2
Applicant: Trevor Parsons
52 Park Road Burgess Hill West Sussex RH15 8ET
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objections.

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

DM/24/1981

Location: 12 Paddock Walk Burgess Hill West Sussex RH15 0YZ
Desc: Proposed loft conversion with dormer to rear and rooflights to front and sides.
Agent: Mr Julian Adams
Spring Cottage Colwood Lane Warninglid RH17 5UE
Applicant: Paula Church
12 Paddock Walk Burgess Hill West Sussex RH15 0YZ
Case Officer: Peter Davies
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/24/1995

Location: Brackendean 20 Folders Lane Burgess Hill West Sussex
Desc: Proposed detached double garage (with store over), roof light windows to front and rear elevations and external staircase to side, in the front garden of the existing house, including extending and realigning the existing driveway.
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ
Applicant: Mr Cook
Brackendean 20 Folders Lane Burgess Hill West Sussex RH15 0DR
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee requested the Landscape Officer review the design of the root protection plan.

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

DM/24/2000

Location: 20 Golden Hill Burgess Hill West Sussex RH15 0TS
Desc: T1 Oak - reduce crown by up to 1.5m
Agent: Justin Lee
37A Cuckfield Road Hurstpierpoint West Sussex BN6 9RW
Applicant: James Thompson
20 Golden Hill Burgess Hill West Sussex RH15 0TS
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objections.

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

DM/24/2010

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: Details of the foul water pumping station within Phase 1C

Agent: Niamh McDevitt
AECOM 2 Leman Street London E1 8FA

Applicant: Nicholas Milner
Homes England C/O Agent

Case Officer: Louise Yandell

App. Type: Reserved Matters Application

RECOMMENDATION: Recommend Approval.

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

DM/24/2018

Location: 31 Stonefield Way Burgess Hill West Sussex RH15 8DW

Desc: Installation of an MCS compliant Daikin domestic air source heat pump at the rear of the house, at the back of the garden by the fence at ground level to replace the existing gas boiler.

Applicant: Mr Samuel Hales
31 Stonefield Way Burgess Hill West Sussex RH15 8DW

Case Officer: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: The Committee noted the application. The Committee noted the concerns expressed by 33 Stonefield Way. The committee expressed concern over noise levels and requested that a Noise Impact Assessment (BS4142) be completed.

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

DM/24/2031

Location: 19 Capenors Burgess Hill West Sussex RH15 9QL

Desc: Proposed single storey rear extension.

Agent: Mr Robert Saunders
RSP Architects Ltd. 1 Westbourne Grove Hove BN3 5PJ

Applicant: Mr Phil Davies
19 Capenors Burgess Hill West Sussex RH15 9QL

Case Officer: Stefan Galyas

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2034

Location: 42 Ferndale Road Burgess Hill West Sussex RH15 0HG
Desc: Demolition of existing conservatory and replacement with proposed single storey side and rear extension. Proposed new side entrance door with canopy over. Proposed fenestration alterations.
Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ
Applicant: Mr And Mrs Pomfret
42 Ferndale Road Burgess Hill West Sussex RH15 0HG
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/2041

Location: 137 Orchard Road Burgess Hill West Sussex RH15 9PJ
Desc: Proposed loft conversion with dormer to rear and Velux windows to front roof slope, plus removal of chimney
Agent: Mr Julian Adams
Spring Cottage Colwood Lane Warninglild RH17 5UE
Applicant: Colin Etherington
137 Orchard Road Burgess Hill West Sussex RH15 9PJ
Case Officer: Tanya Leete
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/24/2010

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: Reserved Matters Application pursuant to outline application DM/21/3279, to consider access, appearance, landscaping, layout and scale for the installation of a foul pumping station on Sub-Phase P1.8, to the north of Fairbridge Way and the east of Isaacs Lane at Brookleigh.
Agent: Niamh McDevitt
AECOM 2 Leman Street London E1 8FA
Applicant: Nicholas Milner
Homes England C/O Agent
Case Officer: Louise Yandell
App. Type: Reserved Matters Application

RECOMMENDATION: Recommend Approval.

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

DM/24/2054

Location: 25 Woodleigh Road Burgess Hill West Sussex RH15 0PB
Desc: Rear dormer loft conversion.
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: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/24/2056

Location: 5 Johnson Drive Burgess Hill West Sussex RH15 0TT
Desc: Certificate of Lawfulness for the proposed use of a
dwellinghouse for six people living together as a single
household and receiving care (Use Class C3(B)).
Agent: Ms Shannon Fenlon
Old Bank Chambers London Road Crowborough TN6 2TT
Applicant: Chris Thomas And Eve Went
5 Johnson Drive Burgess Hill West Sussex RH15 0TT
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/24/2062

Location: 17 Daynes Way Burgess Hill West Sussex RH15 9RH
Desc: Conversion and extension of existing detached garage to form
self-contained annexe for ancillary use to main dwelling
Agent: Mr Peter Liddell
Peter Liddell Architect 24 Chatfield Road Cuckfield RH17 5BB
Applicant: Ms Jennifer Robertson
17 Daynes Way Burgess Hill West Sussex RH15 9RH
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal. The Committee expressed concerns on the shared driveway and impact on neighbours.

The Committee stated the application contravened:

Burgess Hill Neighbourhood Plan H2: Back Garden development.
Mid Sussex District Plan DP26: Character and Design.
Mid Sussex District Plan DP21: Transport.

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

DM/24/2082

Location: Wykeham Birchwood Grove Road Burgess Hill West Sussex
Desc: Crown lift to 5m above carriageway and 4m on all other aspects. Clear from garage at Wykeham by 3m, clear overhead cables by 1m and remove epicormic growth
Applicant: Marcus Du Preez
WSCC Pookbourne Lane Sayers Common West Sussex BN6 9HD
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objections.

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

DM/24/2083

Location: Hambrook School Marle Place 171 Leylands Road Burgess Hill
Desc: Ash (0UAV) - raise canopy to 5.5m. Eucalyptus (0UAV) - raise canopy to 5.5m.
Applicant: Dominic Fairhurst
Hambrook School Marle Place 171 Leylands Road Burgess Hill West Sussex RH15 8HY
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objections.

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

DM/24/2076

Location: 31 Ferndale Road Burgess Hill West Sussex RH15 0HB
Desc: Remove and replace an existing wooden single garage with a new larger wooden single garage.
Applicant: Mr Peter Bradshaw
31 Ferndale Road Burgess Hill West Sussex RH15 0HB
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/24/2084

Location: 118A Junction Road Burgess Hill West Sussex

Desc: Proposed detached double garage.

Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill RH15 9JSApplicant: Mr J Kelly
Cophorne Manor Cophorne Common Crawley

Case Officer: Stefan Galyas

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/24/2105

Location: Hambrook School Marle Place 171 Leylands Road Burgess Hill

Desc: Ash (0UAA) - raise canopy to 5.5m. Eucalyptus (0UAV) - raise canopy to 5.5m.

Applicant: Dominic Fairhurst
Hambrook School Marle Place 171 Leylands Road Burgess Hill
West Sussex RH15 8HY

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objections.

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

DM/24/2133

Location: Hambrook School Marle Place 171 Leylands Road Burgess Hill

Desc: Ash (0UAA) - raise canopy to 5.5m and reduce crown by no more than 2 metres. Eucalyptus (0UAV) - raise canopy to 5.5m.

Applicant: Dominic Fairhurst
Hambrook School Marle Place 171 Leylands Road Burgess Hill
West Sussex RH15 8HY

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objections.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/2134

Location: Hambrook School Marle Place 171 Leylands Road Burgess Hill

Desc: Ash (OUB6) raise canopy to 5.5 metres.

Applicant: Dominic Fairhurst

Hambrook School Marle Place 171 Leylands Road Burgess Hill
West Sussex RH15 8HY

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objections.

251. [Meeting terminated at 19.33 hours.](#)