

**MINUTES of the PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Monday 20 December 2021**

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**Present:** Janice Henwood Chairman  
Peter Chapman Vice Chairman

Graham Allen\*  
Andrew Barrett-Miles\*  
Matthew Cornish  
Tofojjul Hussain\*  
Max Nielsen\*

**Also Present:**

Sylvia Neumann  
Simon Hicks

\* *Denotes non-attendance.*

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(19.00)

**413. OPEN FORUM**

There were no members of the public present.

**414. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor Tofojjul Hussain and Councillor Graham Allen.

**415. SUBSTITUTES**

Councillor Simon Hicks substituted for Councillor Max Nielsen  
Councillor Sylvia Neumann substituted for Councillor Graham Allen.

**416. DECLARATIONS OF INTEREST**

There were none.

#### 417. CHAIRMAN'S ANNOUNCEMENTS

The client withdrew their application for 3 Alexandra Road in Burgess Hill.

The Planning Officer advised that a refusal would be suggested because the application contradicted the Mid Sussex District Council Plan, DP26 and several Mid Sussex Design Guide Policies regarding extensions.

#### 418. MINUTES

The Minutes of the meeting of the Planning Committee held on 29 November 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

#### 419. 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 29 November 2021, were considered.

#### 420. SITE ALLOCATIONS DPD UPDATE - MAIN MODIFICATIONS CONSULTATION

The District Council submitted its Site Allocations DPD to the Planning Inspector for examination in December 2020, and the Inspector had approved the sites, and proposed several modifications, as set out in Agenda Item 8 dated 20 December.

#### **RESOLVED THAT:**

The Committee supported the modified policy SA13.

The Committee agreed with the modified policy SA14 which called for the Inspector to remove the option of access through the CALA Homes Development, so developers would be required to provide access to Hammonds Ridge. This would remove the need to remove any TPO trees.

The Committee made no comments on the modified policy SA16.

The Committee supported a new policy under SA20, which called for 'specialised accommodation for older people comprising of at least 665 additional extra care units (Use Class C2) by 2030, of which at least 570 should be leasehold'.

The Committee supported the inspector's proposed modification policy SA37, 'it should be carefully designed having a clear consideration of matters such as biodiversity and landscape in order to avoid harmful impacts on those features'.

#### 421. Meeting terminated at 19:45 hours.

## OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/2627

Location: Land At And Adjacent To The Former Sewage Treatment Works  
Fairbridge Way Burgess Hill West Sussex

Desc: Application for approval of Reserved Matters pursuant to the Outline Planning Permission reference DM/19/1895 for the approval of the access, appearance, landscaping, layout and scale comprising 307 (Use Class C3) residential units, car and cycle parking, internal roads, a LEMP (400 sq.m) and associated boundary treatments. (Amended Plans received 22nd Nov showing design and layout amendments to the scheme)

Agent: Mrs Alex Jones  
Barton Willmore LLP 7 Soho Square London W1D 3QB

Applicant: Ms Leah Needham  
Ilke Homes Land Ltd And Places For People Developments Ltd

Case Officer: Stephen Ashdown

App. Type: Reserved Matters Application

### **OBSERVATIONS: Recommend Refusal**

The Committee objected to the application as certain conditions had not been fulfilled.

The Committee raised serious concerns about the application and the following points were raised:

- The central area would be too small for the size of the development.
- No renewable energy scheme.
- Insufficient visitor car parking and electric vehicle charging points.
- Not compliant with MSDC's Housing Officer. The need for more affordable social housing rather than shared ownership, disabled accommodation not being fulfilled. The location of affordable housing units needed to be spread throughout the site and not concentrated in two blocks.
- No wheelchair provision.
- The type of render and finish needed improvement.
- That there would be no future proofing and this should be incorporated right now in the building phase.
- Car parking and bicycle routes would not be equally distributed throughout the site.
- Modern standards of sustainability would not be met for the future.

The Committee highlighted the importance of the connectivity via the footpaths that had been included at the Freeks Farm development.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/3941

Location: House Adjacent Highmead Birchwood Grove Road Burgess Hill West Sussex

Desc: T1 Laurus Nobilis: remove to ground level. T2 and T3 Quercus spp: Remove both stems to ground level. T4 Quercus spp: Reduce by 1.5m and thin by max. 30%. T5 Quercus spp: Redue on western side by 2m. T6 Carpinus Betulus: Reduce by 1m and thin by max. 30%. 8x Leylandii: remove to ground level

Agent: George Frame  
JJC ARB Consultations 60 Squires Close Crawley Down Crawley RH10 4JQ

Applicant: Mr Clarke  
Land Adjacent To Highmead Birchwood Grove Road Burgess Hill West Sussex RH15 0DL

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

**OBSERVATIONS: No Objections**

The Committee noted the application's unsatisfactory diagram and would be unable to make any considered opinion due to this.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/4003

Location: 1 Pattenden Close Burgess Hill West Sussex RH15 0YN

Desc: single storey rear extension on the western elevation to provide a garden room.

Agent: Mr. Simon Fitzpatrick  
Mid Sussex Design 17 Gatesmead Haywards Heath RH16 1SN

Applicant: Mr. Andy Tunks  
1 Pattenden Close Burgess Hill West Sussex RH15 0YN

Case Officer: Tersia Venter

App. Type: Lawful Development Certificate –Proposed

**OBSERVATIONS:** The legal situation was noted.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/4036

Location: 163 Junction Road Burgess Hill West Sussex RH15 0JW

Desc: Erection of proposed single storey rear extension.

Agent: Mr Alex Walton

BPM 33 Stoneleigh Avenue Brighton BN1 8NP

Applicant: Alison Sherring

163 Junction Road Burgess Hill West Sussex RH15 0JW

Case Officer: Tersia Venter

App. Type: Lawful Development Certificate -Proposed

**OBSERVATIONS:** The legal situation was noted

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/4046

Location: Appletrees 21 Crescent Road Burgess Hill West Sussex

Desc: Pollard Willow on grassed area to side of gravel drive.

Applicant: Mr Steve Miles

Appletrees 21 Crescent Road Burgess Hill West Sussex RH15 8EH

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

**OBSERVATIONS: No Objections**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/4052

Location: 18 Silverdale Road Burgess Hill West Sussex RH15 0EF

Desc: Replacement of existing conservatory and adjacent single storey rear extension with new single storey rear extension

Agent: Mr Stuart Beckett

53 Bramble Gardens Burgess Hill United Kingdom RH15 8UQ

Applicant: Mr & Mrs Richards

18 Silverdale Road Burgess Hill West Sussex RH15 0EF

Case Officer: Deborah Lynn

App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/3668

Location: Silverdale House 22 Silverdale Road Burgess Hill West Sussex  
Desc: A single storey rear extension, first floor extension within roof over garage with a new dormer window on front elevation.  
Agent: Mr Andy Swaisland  
Hills Architectural Design 45 Sycamore Drive Burgess Hill West Sussex RH15 0GG  
Applicant: Mr And Mrs Foster  
Silverdale House 22 Silverdale Road Burgess Hill RH15 0EF  
Case Officer: Deborah Lynn  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - St Andrews**

DM/21/3833

Location: 42B Northway Burgess Hill West Sussex RH15 0PN  
Desc: Side extension to relocate front door, small rear kitchen extension and various internal changes.  
Applicant: Mr. Max Gargan  
24 Barrhill Avenue Brighton BN1 8UF  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/21/4056

Location: Land At And Adjacent To The Former Sewage Treatment Works  
Fairbridge Way Burgess Hill West Sussex  
Desc: Discharge of Condition 15 relating to DM/19/1895  
Agent: Miss Joyce Lo  
7 Soho Square London W1D 3QB  
Applicant: Mr James Brown  
C/o Agent  
Case Officer: Stephen Ashdown  
App. Type: Approval of Detail reserved by condition

**OBSERVATIONS:** The Committee emphasised the importance of the remediation requirements and noted this should be fully met for future open spaces to be safe to use.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/4065

Location: 51 Hammonds Ridge Burgess Hill West Sussex RH15 9QW

Desc: New garage and boundary wall

Agent: Mr Chris Upton  
8 Gladstone Road Burgess Hill RH15 0QQ

Applicant: Mr. G Lock  
51 Hammonds Ridge Burgess Hill West Sussex RH15 9QW

Case Officer: Hamish Evans

App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/4066

Location: Paddocks Keymer Road Burgess Hill West Sussex

Desc: Front double storey extension & garage conversion

Agent: Mr Christopher Jones  
Chapel Cottage 182 Leylands Rd RH15 8HS

Applicant: Mr & Mrs Rainsford  
Paddocks Keymer Road Burgess Hill West Sussex RH15 0BA

Case Officer: Deborah Lynn

App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/4070

Location: Naasta 226 London Road Burgess Hill West Sussex

Desc: Change of use from restaurant to take away food establishment and erection of a new extract flue.

Agent: Mrs Josie Hodges  
DPS Sussex Ltd 6 Newlands Close Hassocks West Sussex BN6 8BG

Applicant: Sarwar Hussain  
226 London Road Burgess Hill West Sussex RH15 9QR

Case Officer: Deborah Lynn

App. Type: Full Application

**OBSERVATIONS: Recommend Refusal**

The Committee noted the lack of adequate car parking.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/4072

Location: 142 Chanctonbury Road Burgess Hill West Sussex RH15 9HA  
Desc: Single storey rear extension.  
Agent: Mr Richard Brown  
Sussex SP 4 Oakwood Close Tangmere Chichester West Sussex  
PO20 2WD  
Applicant: Mr Sam Horley  
142 Chanctonbury Road Burgess Hill West Sussex RH15 9HA  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/4083

Location: 10 Fox Close Burgess Hill West Sussex RH15 9UR  
Desc: Single story rear extension with picture windows and sliding doors.  
First floor extension with pitched roof.  
Agent: Mr Matt Scully  
Matt Scully Design Ltd 29B Fitzjohn's Ave London NW3 5JY  
Applicant: Mr Steve Awcock  
10 Fox Close Burgess Hill West Sussex RH15 9UR  
Case Officer: Katherine Williams  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/4092

Location: 41 Meadow Lane Burgess Hill West Sussex RH15 9HZ  
Desc: Construction of a single storey rear extension and alterations to parts  
of the existing flat roof.  
Agent: Mr Tim Evans  
T J Evans Ltd Holly's Choice Spithurst Road Barcombe BN8 5EF  
Applicant: Mr C Howes And Miss K Nolan  
41 Meadow Lane Burgess Hill West Sussex RH15 9HZ  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

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

DM/21/4093

Location: 321 Junction Road Burgess Hill West Sussex RH15 0PY  
Desc: Reconfigure the former veterinary clinic to form new ground floor office space. Relocate the existing access to the upper floor residential flat from the side entrance to the existing rear entrance. Alter the current layout of the first floor to provide a separate 2 bedroom flat.  
Agent: Mr Daryl Gowlett  
2 Woolven Close Burgess Hill West Sussex RH15 9RR  
Applicant: Gander  
321 Junction Road Burgess Hill West Sussex RH15 0PY  
Case Officer: Anna Tidey  
App. Type: Full Application

**OBSERVATIONS: Recommend Approval**

The Committee would request the applicant to clarify the usage of the car parking between the office and residents.

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**Parish: Burgess Hill**

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

DM/21/4117

Location: 79 Janes Lane Burgess Hill West Sussex RH15 0QP  
Desc: Proposed single storey and two storey rear extension, with juliette balcony to first floor east elevation. Conversion of existing garage into habitable accommodation, removal of existing detached garage.  
Agent: Mr Stuart Beckett  
Beckett Architectural And Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ  
Applicant: Mr and Mrs Banfield  
79 Janes Lane Burgess Hill West Sussex RH15 0QP  
Case Officer: Hamish Evans  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/4128

Location: 17 Erin Way Burgess Hill West Sussex RH15 9PN  
Desc: Proposed extension of existing shed to make it larger, in the side garden.  
Applicant: Mr Field  
17 Erin Way Burgess Hill West Sussex RH15 9PN  
Case Officer: Deborah Lynn  
App. Type: Householder Application

**OBSERVATIONS:** The Committee expressed concerns over the impact of the height on residential premises.

**Parish: Burgess Hill**

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

DM/21/4145

Location: Croudace Development Site Former Keymer Brickworks Phase 2 Nye Road Burgess Hill West Sussex

Desc: Full planning application for the change of use of the existing open space to external community use linked to the proposed community centre, and part retrospective planning application for alterations to the approved boundary treatment, hard and soft landscaping for land at Wyvern Way, Burgess Hill, West Sussex.

Agent: Mr Sam Sykes  
ECE Planning Limited Brooklyn Chambers 11 Goring Road Worthing BN12 4AP

Applicant: C/O Agent

Case Officer: Stephen Ashdown

App. Type: Full Application

**OBSERVATIONS:** The Committee regretted the unsympathetic design.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/4154

Location: 7 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Desc: T13 Oak - Cut back overhang to boundary fence. T16 Oak - Cut back overhang to boundary fence.

Agent: Ben McWalter  
The Oaks Henfield Road Albourne Hassocks West Sussex BN6 9DE

Applicant: Rebecca Gould  
7 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**OBSERVATIONS: No objections**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/3492

Location: Land Rear Of HPC Engineering Ltd 27 Victoria Gardens Burgess Hill West Sussex

Desc: Reduce crown of ash tree by up to 3 meters on garden side of 5 Payton Drive and to no further than previous pruning points.

Agent: Robert Symes  
6 School Cottages East Chiltington Lewes West Sussex BN7 3AY

Applicant: Steve Russell  
HPC PLC 25-27 Victoria Gardens (main Building 2 Victoria Gardens) Burgess Hill West Sussex RH15 9RQ

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**OBSERVATIONS: No Objections**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/4169

Location: 30 Mill Road Burgess Hill West Sussex RH15 8DR  
Desc: Hip to gable loft conversion including flat roof rear dormer  
Agent: Mr Robert Thomas  
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ  
Applicant: Mr Aand Mrs Flynn-Ford  
30 Mill Road Burgess Hill West Sussex RH15 8DR  
Case Officer: Andrew Horrell  
App. Type: Lawful Development Certificate -Proposed

**OBSERVATIONS: Recommend Approval**

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**Parish: Burgess Hill**

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

DM/21/4173

Location: Community Centre 124 Wyvern Way Burgess Hill West Sussex  
Desc: Change of use of the existing civic space to a car park at land to the east of Kings Weald Community Centre.  
Agent: Mr. Sam Skyes  
ECE Planning Limited Brooklyn Chambers 11 Goring Road Worthing BN12 4AP  
Applicant: C/O Agent  
Case Officer: Stephen Ashdown  
App. Type: Full Application

**OBSERVATIONS:** The Committee noted that it would be desirable to have covered bike racks and electric vehicle charging points to promote sustainable travel.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/4210

Location: Birchways Keymer Road Burgess Hill West Sussex  
Desc: Erection of a pitched roof detached garage.  
Agent: Mr Stuart Wickham  
SDR Designs 14 Batemans Road Woodingdean Brighton BN2 6RD  
Applicant: Mr And Mrs Simon Bellm  
Birchways Keymer Road Burgess Hill West Sussex RH15 0AL  
Case Officer: Anna Tidey  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**