

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 8 August 2022**

Present: Janice Henwood Chairman
Matthew Cornish Vice Chairman

Andrew Barrett-Miles*
Robert Duggan
Simon Hicks
Tofojjul Hussain

* *Denotes non-attendance.*

(19.00)

516. OPEN FORUM

One local resident was present.

517. APOLOGIES FOR ABSENCE

There were none.

518. SUBSTITUTES

There were none.

519. DECLARATIONS OF INTEREST

Councillor Tofojjul Hussain declared a personal interest in every planning application on the agenda in their capacity as a District Councillor.

‘Any observations and comments made are preliminary.’

520. CHAIRMAN'S ANNOUNCEMENTS

1. Application DM/17/3855

Mid Sussex District Council advised that Denton Homes Ltd were to develop the land to the rear of 74 Folders Lane, creating a new street that they wanted to name: Cygnet Close, Fall Bright Way or Perlant Place.

The Street Naming and Numbering Officer at MSDC informed the Committee that their choice made on 18 July 2022 of Hoadley's was already a street name. They asked the Committee to choose one of the original names, for the development. The developers explained their attempts to be in keeping with the local area: *'We were trying to link to the local community by using terms from wine making, referencing the nearby vineyard.'*

RESOLVED that: The Committee chose the name Perlant Place.

2. Application DM/22/1761

Chairman Janice Henwood informed the Committee that she had spoken with Mid Sussex Council Conservation Officer Emily Wade on the application for Woodbarton to demolish and rebuild as a 6-bed home with 2-bed annexe. Emily Wade had written a comprehensive report stating that the house was architecturally interesting, that she strongly resisted the demolition of Woodbarton due to the high level of interest in the building, and that the house should be designated as a building of interest.

521. MINUTES

The Minutes of the meeting of the Planning Committee held on 18 July 2022, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

522. 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 18 July 2022, were considered.

523. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL

Appeal Ref: APP/D3830/W/21/3289742

Notification had been received regarding the Appeal Decision made by the Planning Inspectorate, on application number DM/21/2795. The Appeal was made by Mr Joshua Baxter against the decision of Mid Sussex District Council for 24 Oak Hall Park, Burgess Hill, West Sussex, RH15 0BX. The proposed development was to demolish the existing side extension to 24 Oak Hall Park and construction of new 2-bedroom detached dwelling with access driveway.

The Appeal was dismissed. Chairman Janice Henwood informed the Committee that it had been dismissed on various grounds including;

1. It would harm living conditions of number 24.
2. The character and appearance were detrimental to the street scene.

524. PROPOSED TELECOMMUNICATIONS UPGRADE – WEST STREET, SUSSEX WAY, BURGESS HILL, WEST SUSSEX, RH15 8UE

Notification had been received from Waldon Telecom, on behalf of Cornerstone, regarding the existing telecommunications site located at West Street (NGR: 530028, 119687).

RESOLVED THAT: The Planning Committee noted the application.

525. BIRCHWOOD GROVE FOOTWAY IMPROVEMENT – CONSULTATION

Notification had been received from West Sussex County Council, regarding the launch of the consultation for the proposed Birchwood Grove Footway improvement. The details of the scheme were as follows: Widening of footway leading to and complimenting the newly developed bridleway the north of the school with the aims of improving access to the school, providing a sustainable travel alternative and to ease parking directly outside the school gates by providing a safer route to school for children.

RESOLVED THAT: The Planning Committee supported the project and suggested the surfaces were made to be permeable.

526. KINGS WAY CONSULTATION

Notification had been received from West Sussex County Council, regarding a proposal for a new bus stop and hardstanding footway to accommodate for the newly built housing development on Kings Way.

RESOLVED THAT: The Planning Committee supported the addition of the new bus stops and asked that the application include bus shelters with seating at both stops.

527. STREET NAMING – FAIRBRIDGE WAY, BURGESS HILL, DM/21/2627

Notification had been received from the MSDC Street Naming and Numbering Officer that a street naming and numbering application had been submitted for the new development at Fairbridge Way, which would require eight new streets.

The names suggested were as follows: Crown Way, Corgi Lane, Commonwealth Avenue, Platinum Way, Royalty Road, Celebration Lane, Red Arrow Road and Windsor Grove.

RESOLVED THAT: The Planning Committee supports the streets names: Crown Way, Platinum Way, Celebration Lane and Windsor Grove.

Corgi Lane, Commonwealth Avenue, Royalty Road and Red Arrow Road were all noted by the Committee.

528. Meeting terminated at 19.28 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/2192

Location: 35 Dunstall Avenue Burgess Hill West Sussex RH15 8PJ
Desc: Proposed single storey side extension, raised garage roof and first floor side window.
Agent: Mr Joseph O'Neill
Just Plans 46A Keymer Road Hassocks BN6 8AR
Applicant: Mr Guy Halliday
35 Dunstall Avenue Burgess Hill West Sussex RH15 8PJ
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/2163

Location: Ashridge Woodwards Close Burgess Hill West Sussex
Desc: x3 Ash trees - fell.
Agent: Robert Newman
Orchard Lodge Theobalds Road Burgess Hill RH15 0SS
Applicant: Robert Newman
Orchard Lodge Theobalds Road Burgess Hill RH15 0SS
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: The Committee objected to the application and expressed concern over the lack of an arboricultural report, inadequate diagrams and the unclear information provided.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/2166

Location: Custom Coachworks Unit A 22 Victoria Way Burgess Hill
Desc: Retrospective application for an open canopy at the rear of Unit A.
Applicant: Steve Arber
Custom Coachworks Unit A 22 Victoria Way Burgess Hill West
Sussex RH15 9NF
Case Officer: Jacob Lane
App. Type: Full Application

RECOMMENDATION: Recommend Approval. The Committee regretted the retrospective nature of this application.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/2176

Location: 13 The Gattons Burgess Hill West Sussex RH15 9SW
Desc: Proposed single storey front porch extension.
Agent: Mr Saeed Moinie
Blackstone Architects Suite 32 67/68 Hatton Garden London EC1N 8JY
Applicant: Yvonne Owen
13 The Gattons Burgess Hill West Sussex RH15 9SW
Case Officer: Anna Tidey
App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/2205

Location: 40 Victoria Close Burgess Hill West Sussex RH15 9QS
Desc: Proposed Ground and first Floor Extensions to Rear with Internal Alterations
Agent: Mr A Reakes
27 Fairlawn Crescent East Grinstead RH19 1NX
Applicant: Mr Fairall
40 Victoria Close Burgess Hill West Sussex RH15 9QS
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/22/2244

Location: 12 Petworth Drive Burgess Hill West Sussex RH15 8JY
Desc: Proposed single storey front extension
Agent: Mr Mel Humphrey
Mel Humphrey RICS C. Build MCABE 9 Aldsworth Avenue
Goring by Sea Worthing BN12 4XQ
Applicant: Mr Tim Haskell
12 Petworth Drive Burgess Hill West Sussex RH15 8JY
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/2248

Location: 27 Greenlands Close Burgess Hill West Sussex RH15 0AR
Desc: Part two storey, part first floor side extension.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill
RH15 0QQ
Applicant: Mr and Mrs D King
27 Greenlands Close Burgess Hill West Sussex RH15 0AR
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/2268

Location: 5 Singleton Way Burgess Hill West Sussex RH15 0BU
Desc: Oak (T1) and Ash (T2) reduce crown by 2m
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint BN6 9RW
Applicant: Mike Derrick
5 Singleton Way Burgess Hill West Sussex RH15 0BU
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

DM/22/2270

Location: 53 Crescent Road Burgess Hill West Sussex RH15 8EH
Desc: ash (T1 & T2) - fell sycamore (T3, T4 & T5) - fell hawthorn (T6) - coppice
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint BN6 9RW
Applicant: Adam White
53 Crescent Road Burgess Hill West Sussex RH15 8EH
Case Officer: Stephen Ashdown
App. Type: Trees in a Conservation Area

RECOMMENDATION: The Committee objected to the application and expressed concern over the lack of an arboricultural report.

DM/22/2278

Location: Folders Folders Grange Burgess Hill West Sussex
Desc: T1, T3 and T4 Oaks and T2 Beech - reduce the crowns by up to 3 meters and up to 2m from the side canopys.
Agent: James Wilson
Applicant: Jacqui Griffiths
Folders Folders Grange Burgess Hill West Sussex RH15 0SB
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

DM/22/2283

Location: 32 Rolfe Drive Burgess Hill West Sussex RH15 0LA
Desc: 2 x Oak Trees - Reduce canopies by approximately 2.5m
Agent: Miles Collins
MC Tree Surgery Ltd 26 Cromwell Road Burgess Hill West Sussex RH15 8QH
Applicant: Jan Thwaites
Treenlaure Ockley Lane Hassocks West Sussex BN6 8NU
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/1594

Location: Land Adjacent To 70 Kings Way Burgess Hill West Sussex
RH15 0TP

Desc: T6 Oak - 4.5m linear reduction to each scaffold limb. T13 - 4.5m
linear reduction to each scaffold limb. T4 Oak - to fell (Amended
description 26.07.2022)

Applicant: Emma Whytefield
PRI 2 The Courtyards Phoenix Square, Severalls Park Wyncolls
Road Colchester Essex CO4 9PE

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/2338

Location: 115 Cants Lane Burgess Hill West Sussex RH15 0LX

Desc: Demolition of existing rear conservatory, construction of new rear
extension and internal alterations.

Agent: Mr Stuart Paine
HAPA Architects Ltd 11 The Old Steine Brighton East Sussex
BN1 1EJ

Applicant: Mr David Turrell
115 Cants Lane Burgess Hill West Sussex RH15 0LX

Case Officer: Hamish Evans

App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/2377

Location: 13A Beaconsfield Close Burgess Hill West Sussex RH15 9AT
Desc: Demolition of existing warehouse and creation of two new 3 bed detached chalet style houses. Relayed external landscape, bins and cycle stores.
Agent: Mr. Andrew Macswayed
Eurohaus Ltd 196 High Road Wood Green London N22 8HH
Applicant: Mr. A Sideek
Pics Investment C/o Eurohaus Ltd.
Case Officer: Joanne Fisher
App. Type: Full Application

RECOMMENDATION: The Committee noted concern over drainage issues and accessibility to the property via a private carpark.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/2380

Location: 2 Keymer Gardens Burgess Hill West Sussex RH15 0AF
Desc: Single storey extension to rear. Conversion of existing garage to form new kitchen and utility area. Internal works.
Agent: Mr. Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ
Applicant: Mr and Mrs Turner
2 Keymer Gardens Burgess Hill West Sussex RH15 0AF
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee regretted the loss of the garage.
