

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 28 OCTOBER 2024**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

Graham Allen
Diane Black
Matthew Cornish
Tofojjul Hussain
John Orchard

Also Present:

* *Denotes non-attendance.*

(19.00)

260. OPEN FORUM

There were no members of the public present.

261. APOLOGIES FOR ABSENCE

There were none.

262. SUBSTITUTES

There were none.

263. DECLARATIONS OF INTEREST

Cllr Henwood and Cllr 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.*

264. CHAIRMAN'S ANNOUNCEMENTS

There were none.

265. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 7 October 2024, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

266. 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 Monday 7 October 2024, were considered.

267. SUGGESTED ROAD NAMES FOR BURGESS HILL

Purpose of Report: Planning Committee considered the Suggested Road Name circulated by Chairman Councillor David Eggleton.

RESOLUTION

To forward the following the list to Mid Sussex District Council for allocation to future Street names in Burgess Hill

Ploughman	Harvesters	Binders	Stooks	Plough Lane	Shire Walk
Barn Owl Drive	Woodpigeon Lane	Pheasant Way	Rook Way	Tyto	Alba
Greensand	Squirrel Walk	Hedgehog Lane	Otter Bank	Rabbit Way	Gorse
Hedgerow Way	Rosewood Gardens	Pond Lane	Birch Crescent	Parktree Avenue	Daisy Meed
Buttercup Dell	Studford	Kinder	Buttinghill	Capel Farm Way	Wells Way
Learners Lane	Primary Close	Frekeburgh	Stottesford	Smeads	Green Lane
St George Road	Picardy Lane/Place	Lye	Sapo	Potash	Muriate
Emmer	Spelt	Whippet Way	Pug Place	Campbell Avenue	Norris Street
Mason Close	Bee Lane				

Meeting terminated at 7:48 pm

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2292

Location: 62 Ferndale Road Burgess Hill West Sussex RH15 0HG
Desc: Removal of existing conservatory. Addition of a single storey rear extension.

Agent: Kelly McNally
KM Architecture 46 Valebridge Drive Burgess Hill RH15 0RW

Applicant: Gladwell And Murphy
62 Ferndale Road Burgess Hill West Sussex RH15 0HG

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/2345

Location: 7 Heritage Lane Burgess Hill West Sussex RH15 0XG
Desc: Air Source Heat Pump installation.

Applicant: Mr Matthew Irish
7 Heritage Lane Burgess Hill West Sussex RH15 0XG

Case Officer: Peter Davies

App. Type: Householder Application

RECOMMENDATION: Recommend Approval

The Committee noted a discrepancy between the image and the application as to the location of heat pump, they would support the location as described in the written 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 flood risk assessment received 4/10/2024).

Agent: Andrew Black
Hill Place House 55A High Street Wimbledon 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: Recommend Refusal. The Committee felt the application contravened:

Mid Sussex District Plan

DP21: Transport – there was not adequate car parking provided for visitors. The requirement to protect safety of road users and pedestrians was not fulfilled as there are not enough footpaths.

DP26: Character and Design - a pedestrian safe and friendly layout was not provided, it was noted there is no pedestrian provision for the access road.

DP41: Flood Risk and Drainage - The Committee supported the WSCC objection regarding the absence of an acceptable FRA and Drainage Strategy. Committee do not believe that drainage for surface water has been adequately mitigated.

Mid Sussex Design Guide

DG5: the site is a flood plain and there is not sustainable drainage

DG9: this site will not reduce reliance on the private car, being more than 20 minutes walk to the town centre.

DG17: Provide attractive streets and spaces defined by buildings rather than the highway, that encourage low speeds and that are safe to use by everyone

DG37: Deliver high quality buildings that minimise their environmental impact, there are no details of any grey water recycling or other measures.

In addition: The Committee expressed concern that documentation requested on the previous consideration in July had still not been delivered.

Reiterated the concerns over the residents of Woodbarton that the application contravened the neighbourhood plan.

Expressed concern of the over subscription of NHS facilities and schools and also, the concerns over the West Sussex Public Right of Way team.

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 storey infill extension with light wells. Additional supporting Construction management plan and Bat Survey received 13.09.2024. Existing and Proposed Parking Provision Plans received 24.09.2024.
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

RECOMMENDATION: Recommend Refusal. The Committee felt the application contravened:

Mid Sussex District Plan

DP21 – Transport - there are concerns as to access.

DP26 - Character and Design, the proposal would be detrimental to the street scene especially with parking on the grass areas.

DP29 – Noise, Air and Light Pollution

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/2422

Location: Land Parcel Rear Of 7 And 9 Payton Drive Burgess Hill West Sussex
Desc: To reduce the crown of the large Ash by 2-3m back to previous pruning points.
Applicant: Mr Steven Russell
2 Victoria Gardens Burgess Hill East Sussex RH15 9RQ
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2442

Location: Land East Of Keymer Road And South Of Folders Lane
Burgess Hill West Sussex

Desc: Non Material Amendment to application DM/22/3049 -
Amendments to various plots on fields 2 and 3 (plots 60-120)
as denoted on the Drawing Reference Sheet and contained
within the schedule of proposed amendments. Also
amendment to regard Plot 59 plan (rev B on decision notice
and should be rev C)

Applicant: Mr Rhett Flashman
Thakeham Homes Limited Thakeham House Summers Place
Stane Street Billingshurst RH14 9GN

Case Officer: Steven King

App. Type: Non Material Amendment

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2141

Location: 12 Paddock Walk Burgess Hill West Sussex RH15 0YZ

Desc: Single storey side extension to existing 4-bedroom detached
house. AMENDED PLANS received 14/10/2024 removing the
roof terrace and balustrade and changes to the design and
fenestration including the addition of a roof lantern.

Agent: Mr Adam King
ECE Architecture Limited 64-68 Brighton Road Worthing
BN112EN

Applicant: Paula Ann Church
12 Paddock Walk Burgess Hill West Sussex RH15 0YZ

Case Officer: Joanne Fisher

App. Type: Householder Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill**Ward: Burgess Hill - St Andrews**

DM/24/2228

Location: 21 Caffin Gardens Burgess Hill West Sussex RH15 0QZ
Desc: To change the use of the land adjacent to property to residential curtilage.
Agent: Mr Christopher Jones
Jones Projects Architectural Hollytree House Cuckfield Road Burgess Hill RH15 8RE
Applicant: Mrs Shirley Newton
21 Caffin Gardens Burgess Hill West Sussex RH15 0QZ
Case Officer: Andrew Horrell
App. Type: Change of Use Application

RECOMMENDATION: Recommend Refusal. The Committee felt the application contravened the following:

Mid Sussex District Plan

DP26 - Character and Design. This application would not be in keeping with the street scene and could set a precedent.

The Committee also queried whether there are any public rights of enjoyment of the land and public utilities under the land. If so development would not be supported.

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

DM/24/2392

Location: 65 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Proposed new gate access with brick piers.
Agent: Mr Christopher Jones
Jones Projects Architectural Hollytree House Cuckfield RH15 8RE
Applicant: Mr Daniel Smith
65 Janes Lane Burgess Hill West Sussex RH15 0QP
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal. The Committee felt the application contravened the following:

Burgess Hill Neighbourhood Plan

H3 - Protect Areas of Townscape Value. The size and proposed colours would be imposing in the townscape area and would not be supported.

Mid Sussex District Plan

DP26 - Character and Design, the proposal was not in keeping with the street scene and should be resisted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/2403

Location: Land At Edward Way Burgess Hill West Sussex
Desc: Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service
Agent: Mr Michael Bingham
Murray Planning Ground Floor Office Challenger House
Rumbolds Hill Midhurst GU29 9BY
Applicant: CityFib
15 Bedford Street London WC2E 9HE
Case Officer: Caroline Grist
App. Type: Full Application

RECOMMENDATION: Recommend Approval subject to a satisfactory reply to the Environmental Health officer as to noise impact of the air conditioning units.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/24/2410

Location: St Pauls Catholic College Jane Murray Way Burgess Hill West Sussex
Desc: Installation of new air source heat pumps to replace the existing defective gas fired boilers at the school
Agent: Barker Associates
Barker Associates (Essex) Limited Majesty House Avenue
West Skyline A120 Braintree CM77 7AA
Applicant: Mrs Vanessa Milne
St Pauls Catholic College Jane Murray Way Burgess Hill West Sussex RH15 8GA
Case Officer: Caroline Grist
App. Type: Full Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill
DM/24/2417

Ward: Burgess Hill - St Andrew's

Location: 58 Bonnet Lane Burgess Hill West Sussex RH15 0FQ
Desc: Proposed garage conversion to form a habitable room and amendments to front drive.
Agent: Keenan Project Designs Ltd
11A Dormer Place Lemington Spa CV32 5AA
Applicant: Joshua Bishop
58 Bonnet Lane Burgess Hill West Sussex RH15 0FQ
Case Officer: Peter Davies
App. Type: Householder Application

RECOMMENDATION: Recommend Approval, However, The Committee regretted the loss of the car parking space.

Parish: Burgess Hill
DM/24/2477

Ward: Burgess Hill - Meeds and Hammonds

Location: 49A Station Road Burgess Hill West Sussex RH15 9DE
Desc: Variation of condition 2 relating to planning application DM/19/3315 - to amend the approved plans to allow for design changes.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: Mr Malins
C/O Agent
Case Officer: Rachel Richardson
App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill
DM/24/2481

Ward: Burgess Hill - Franklands

Location: 14 Franklands Way Burgess Hill West Sussex RH15 0AX
Desc: Various trees - Ground works and associated fibrous root pruning to install a root barrier 35m in length and 3.5m in depth.
Agent: Mr Keiron Hart
Tamla Trees Ltd Vintners Fugelmere Road Fleet GU51 3BB
Applicant: William Hunt Consulting
Seven Stars House 1 Wheler Road Coventry CV3 4LB
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: The Committee commented that the arboricultural report referred to felling the trees, while the proposal is to prune. Based on the application the Committee had no objections

Parish: Burgess Hill
DM/24/2489

Ward: Burgess Hill - St Andrew's

Location: 131 Manor Road Burgess Hill West Sussex RH15 0NG
Desc: OAK (T2) Remove lower branches below kink in trunk (approximately the lower 2 metres). For balance of branches higher up the tree remove 4 metres from East Side, 3 metres from South side and 2 metres from North and West.
HORNBEAM (T1) Remove large branch which passes through the rear fence into the garden (effectively this results in the removal of approximately 2-3 metres in the South facing elevation)
Applicant: Mr Michael Boylett
131 Manor Road Burgess Hill West Sussex RH15 0NG
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No objections

Chairman Signature
Print Name
Date