

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 9 December 2024**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

Graham Allen
Diane Black
Matthew Cornish
Tofojjul Hussain *
John Orchard *

Also Present: Councillor Peter Williams

* *Denotes non-attendance.*

(19.00)

277. OPEN FORUM

There were no members of the public present.

278 APOLOGIES FOR ABSENCE

An apology was accepted for:

Name of Councillor	Reason for absence
Tofojjul Hussain	Illness
John Orchard	Personal commitment

279. SUBSTITUTES

It was noted that Councillor Peter Williams substituted for Councillor Tofojjul Hussain

280. DECLARATIONS OF INTEREST

Councillor Janice Henwood declared “That as an elected member of the Mid Sussex District Council Planning Committee, any views that I express today, may be altered at a later time following advice or reports from the Planning Officers, representations or other material factors that come to my attention.

I declare that as an elected member of the Mid Sussex District Council Licencing Committee, any views that I express today, may be altered at a later time following advice or reports from the licencing officers, representations or other material factors that come to my attention.”

281. CHAIRMAN'S ANNOUNCEMENTS

1. Town and Country Planning Act 1990: Planning Appeal Decision

Appeal by Mrs Fiby George

Site Address: 93 Valebridge Road, Burgess Hill, West Sussex, RH15 0RR

The development proposed was two front dormers.

Decision:

1. The appeal was ALLOWED and permission was granted for two front dormers at 93 Valebridge Road, Burgess Hill RH15 0RR, in accordance with the terms of the application, Ref DM/24/1758, dated 18 July 2024, subject to the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: Retrospective application of front facing dormers: Existing Layout, Elevations Existing, Elevations Proposed & Proposed Layout, Location Plan, Block Plan.

RESOLVED that

The Committee NOTED the decision.

2. The Town Council Councillors and Officers received communication that work was taking place on Phase 2 of the Croft Development. The Chief Executive Officer made enquiries, and planning condition 15 of DM/20/0886 stated that no work was permitted on Sundays and Bank/Public Holidays to safeguard the amenities of nearby residents and to accord with Policy DP26 and DP29 of the Mid Sussex District Plan.

The developer was reminded that no work should take place on Sundays, and formal enforcement action was under consideration.

RESOLVED that

This was a NOTING item only.

282. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 18 November 2024**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

283. 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 18 November 2024**, were considered.

284. CPRE SEWERAGE SURVEY RESULTS

Campaign to Protect Rural England (CPRE) launched a campaign for “sewerage before development” earlier this year <https://www.cpresussex.org.uk/what-we-care-about/> As Part of their campaign, they undertook a survey of the local town and parish councils across Sussex.

The Final results of this survey were summarised in the attached table and confirm the widespread extent of sewerage deficiencies in Sussex. CPRE are campaigning for infrastructure investment before development and they have heard from some Local Planning Authorities that they were already actively using pre-commencement conditions to address the need to upgrade sewerage before new homes are occupied. They were also producing a guide on how to assess the sewage system for parish and town councils, including actions that we could take. When received this would be circulated to the Committee.

Final results from CPRE Sussex sewerage survey are attached at Appendix 1.

RESOLVED that

The Committee were asked to note this position, and consider including requests for pre commencement conditions as appropriate as part of our recommendations to the District Council.

Meeting terminated at 19:52 hours

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/0140

Location: 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS
Desc: Redevelopment of an existing two storey commercial building to create a four storey mixed use building through the addition of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate 10 No. flats over the top three floors, retaining the exiting commercial/retail use at ground floor (Amended plans received 24 August 2023) (Amended plans received 15 April 2024) (Amended plans received 4 November 2024)
Agent: BuchanRumArchitects
Buchan Rum Architects Ltd 9 Savill Road Lindfield RH16 2NY
Applicant: Alio
245 Terrace Road Walton On Thames Surrey KT12 2DZ
Case Officer: Andrew Watt
App. Type: Full Application

RECOMMENDATION: Recommend Approval The Committee requested that if the application was approved that a Section 106 Contribution towards Community Buildings and/or Community Infrastructure, with monies to go towards the Burgess Hill Community Buildings Fund be made. The Committee asked to bring to attention of the applicant that one set of the Town Council's Christmas festive lights catenary wires and power supply/meter is attached to the frontage of this building, and that they would like to have continued access to this.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/2736

Location: Burgess Hill Trade Centre York Road Burgess Hill West Sussex
Desc: T1 Oak - Fell TG1 - Tree group of Oak, Ash, Goat Willow. Reducing radial spread by 1 - 1.5m from 9m to 7.5m. Clearing gap between building and trees on South aspect only.
Agent: Mr Paul Tulley
Greensmiths Limited 19 Stanford Acre Littlehampton BN17 7FN
Applicant: Account Manager
Hargreaves Property Agents Victoria Business Centre York Road Burgess Hill RH15 9AD
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: Objection

The Committee objected due to the lack of an arboricultural report.

Parish: Burgess Hill
DM/24/2756

Ward: Burgess Hill - Meeds and Hammonds

Location: Caretakers Bungalow The Burgess Hill Academy Station Road
Burgess Hill
Desc: Change of use from residential (C3) to educational use (F.1).
Agent: John Nyss
Clarion Surveyors 6-8 Brook Way Hastings TN35 4NN
Applicant: Bob Russell
University Pf Brighton Academies Trust Caretakers Bungalow
The Burgess Hill Academy Station Road Burgess Hill West
Sussex RH15 9EA
Case Officer: Hamish Evans
App. Type: Change of Use Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill
DM/24/2757

Ward: Burgess Hill - Meeds and Hammonds

Location: 214 Chanctonbury Road Burgess Hill West Sussex RH15 9HN
Desc: Proposed single-storey rear extension and application of very
light grey acrylic render to existing house and new extension.
Reduce in size the existing garage.
Agent: Mr Babatunde Baba Atelier
Basement Flat 7 Montpelier Villas Brighton BN1 3DH
Applicant: Mr Kieron Hawkins
214 Chanctonbury Road Burgess Hill West Sussex RH15 9HN
Case Officer: Catherine Cardin
App. Type: Householder Application

RECOMMENDATION: Recommend Approval while also regretting the loss of
the part of the garage.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/2769

Location: 61 Potters Lane Burgess Hill West Sussex RH15 9JT
Desc: Proposed construction of a dormer to extend the second floor accommodation.
Agent: Mr Mike Hill
Mike Hill Architectural Services Ltd Croom Cottage London Road East Hoathly Lewes BN8 6EL
Applicant: Mr And Mrs Chowdury
C/o Agent Croom Cottage London Road East Hoathly Lewes BN8 6EL
Case Officer: Andrew Horrell
App. Type: Householder Application

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

Mid Sussex District Plan: DP26 Character and Design; Mid Sussex Design and Guide: DG38 on dormers; Mid Sussex Design and Guide: DG52 loft conversions and roof extensions.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrews

DM/24/2417

Location: 58 Bonnet Lane Burgess Hill West Sussex RH15 0FQ
Desc: Proposed garage conversion to form a habitable room and amendmends to front drive. (Amended Plans recieved 19.11.2024)
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 regret the loss of the loss of green space and garage

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

DM/24/2419

Location: Paygate Cottage 93 Folders Lane Burgess Hill West Sussex
Desc: Proposed works are changing one set of windows into French doors, in the kitchen located in a 1984 extension

Applicant: Mrs Susana Prada-Garcia
Paygate Cottage 93 Folders Lane Burgess Hill West Sussex
RH15 0SD

Case Officer: Catherine Cardin
App. Type: Householder Application

RECOMMENDATION: Recommend Approval

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

DM/24/2420

Location: Paygate Cottage 93 Folders Lane Burgess Hill West Sussex
Desc: Proposed works are changing one set of windows into French doors, in the kitchen located in a 1984 extension

Applicant: Mrs Susana Prada-Garcia
Paygate Cottage 93 Folders Lane Burgess Hill West Sussex
RH15 0SD

Case Officer: Catherine Cardin
App. Type: Listed Building Consent

RECOMMENDATION: Recommend Approval

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

DM/24/2747

Location: 24 Manor Road Burgess Hill West Sussex RH15 0NL
Desc: Change of use of existing single garage to a beauty therapy business which would operate from Tuesdays to Saturdays. Conversion works would include replacement garage doors to the front of the building, the installation of French doors to the side wall and the removal of the existing car port, with fencing installed to the side of the garage.

Applicant: Mrs Emily Ireland
Beauty Box 24 Manor Road Burgess Hill West Sussex RH15 0NL

Case Officer: Joanne Fisher
App. Type: Change of Use Application

RECOMMENDATION: Recommend Approval

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

DM/24/2762

Location: Wintons Fishery Folders Lane Burgess Hill West Sussex
Desc: Siting of 3x timber cabins for overnight guest use, external timber decking areas, permeable footpaths and associated works. Existing access, parking and turning area and recycling/refuse storage will be utilised.

Agent: Glampitect Ltd
30 Craiglockhart Dell Road Edinburgh EH14 1JP

Applicant: P Church
Wintons Fishery Folders Lane Burgess Hill West Sussex RH15 0DR

Case Officer: Joanne Fisher
App. Type: Full Application

RECOMMENDATION: The Committee noted that application has been withdrawn

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

DM/24/2773

Location: West Park House Malthouse Lane Burgess Hill West Sussex
Desc: T1 - Oak tree - Reduce the branches by 2-3m. T2 - Oak with large cavity where trunk divides. Shorten any crossing branches by 1m to prevent damage from rubbing.

Agent: Mr Nelson Smith
Tree Surgeon 10 Bedelands Caravan Park Valebridge Road Burgess Hill RH15 8AU

Applicant: Mr Anthony Brotherton
Grasmere Malthouse Lane Burgess Hill RH15 9XA

Case Officer:
App. Type: Tree Surgery

RECOMMENDATION: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2796

Location: 8 Thatchers Close Burgess Hill West Sussex RH15 0QU
Desc: Proposed single storey side extension to existing porch
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR
Applicant: Mrs Brindley
8 Thatchers Close Burgess Hill West Sussex RH15 0QU
Case Officer: Tom Coll
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2798

Location: 18 Wykeham Way Burgess Hill West Sussex RH15 0HF
Desc: Proposed first floor extension over existing garage/carport. Infill carport and add open porch to the front.
Agent: Mr Simon Fitzpatrick
Mid Sussex Design 17 Gatesmead Haywards Heath RH16 1SN
Applicant: Mr And Mrs John Dasey
18 Wykeham Way Burgess Hill West Sussex RH15 0HF
Case Officer: Stefan Galyas
App. Type: Householder Application

RECOMMENDATION: Recommend Approval while regretting the loss of the garage.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds And Hammonds

DM/24/2808

Location: Waterside London Road Burgess Hill West Sussex
Desc: T1 Sycamore - install bracing. T2 Eucalyptus - reduced down to old pollard points (6m) T3 Willow - reduction by 2 to 3 meter over stream.
Agent: Mr Antony Geer
AG Garden And Tree 16 Capenors Burgess Hill West Sussex RH15 9QL
Applicant: Mr Antony Geer
AG Garden And Tree 16 Capenors Burgess Hill West Sussex RH15 9QL
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2820

Location: Knapps Cottage Chilcomb Burgess Hill West Sussex
Desc: T1 Oak - Reduce overall crown by 1.5 to 2 metres, to open up core to promote growth.
Applicant: Mr Arthur George
Knapps Cottage Chilcomb Burgess Hill West Sussex RH15 0DJ
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No objections

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

DM/24/1254

Location: 189 Leylands Road Burgess Hill West Sussex RH15 8HR
Desc: Erection of a 14 pen cattery outbuilding (accommodating up to 28 cats) within the rear garden and conversion of a single garage to form a reception/food preparation area ancillary to the cattery. Management Plan received 10.06.2024 concerning noise, odour and ventilation. Biodiversity Net Gain Assessment and Metric received 25.11.2024.

Applicant: Mrs Tina Jones
189 Leylands Road Burgess Hill West Sussex RH15 8HR
Case Officer: Deborah Lynn
App. Type: Full Application

RECOMMENDATION: Recommend Approval

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

DM/24/2563

Location: 17 Valebridge Road Burgess Hill West Sussex RH15 0RA
Desc: Proposed demolition of an existing storage building to the rear of the property and erection of a new detached 4 bedroom dwelling with integral garage and a further detached garage and car porch

Agent: Mr Paul Harrison
Flat 1 Colesberg 26 Church Hill Arnside Cumbria LA5 0DJ

Applicant: Mr And Mrs Spooner
17 Valebridge Road Burgess Hill West Sussex RH15 0RA

Case Officer: Andrew Watt
App. Type: Full Application

RECOMMENDATION: Recommended Refusal. The Committee felt that the application contravened:

Burgess Hill Neighbourhood Plan: H2 Back Garden Development

The committee seeks further information on the following:

Mid Sussex Design Guide: DG37 Delivering high quality buildings that minimise their environmental impact.

Mid Sussex District Plan: DP39 Sustainable design and construction. No evidence has been provided.

Mid Sussex District Plan: DP41 Flood Risk and Drainage The Committee has requested Highways to also be consulted.

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

DM/24/2686

Location: St Pauls Catholic College Jane Murray Way Burgess Hill West Sussex

Desc: Proposed demolition of the existing caretaker garage to be replaced with a 2 storey side extension to the existing caretaker house. A complete new replacement roof and remodelling of the building to convert it into a reception area, offices and meeting rooms. The existing entrance is to be redeveloped into a new access with additional parking to the front and a new outdoor terrace is proposed at the rear.

Agent: Barker Associates
Magistry House Avenue West Skyline A120 Braintree CM77 7AA

Applicant: Mr David Carter
BOSCO Catholic Education Trust (Bognor Regis) 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**Ward: Burgess Hill - Victoria**

DM/24/2833

Location: Woolacombe House Portland Road Burgess Hill West Sussex

Desc: Oak Tree (T1) - Reduce by 2.5 metres and rebalance.

Agent: Miles Collins
MC Trees 26 Cromwell Road Burgess Hill West Sussex RH15 8QH

Applicant: Paul Martin
Woolacombe House Portland Road Burgess Hill West Sussex RH15 9RL

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

RECOMMENDATION: No objections

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

DM/24/2846

Location: 103 Station Road Burgess Hill West Sussex RH15 9ED
Desc: Alterations to existing rear single storey extension. External alterations including new external materials, side storage wall and associated works. New windows and doors. Hip to gable roof extension with full width rear loft dormer and 2no. front roof lights.
Agent: Chris Holt
EN Architects 171A Church Road Hove BN3 2AB
Applicant: Pountney
103 Station Road Burgess Hill West Sussex RH15 9ED
Case Officer: Andrew Horrell
App. Type: Householder Application

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

Mid Sussex District Plan: DP26 Character and Design.

Mid Sussex Design Guide: DG38 – Dormers are not reflective of the character of the street scene.

Mid Sussex Design Guide: DG52 – Loft conversion are roof extensions

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

DM/24/2849

Location: 14 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Desc: Proposed garage conversion into habitable space to include two new windows to the front of the garage.
Agent: Mrs Sarah Breeze
Sarah Breeze RIBA Brislands Fletching Common Newick Lewes BN8 4QS
Applicant: Mathew Boshier
14 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Peter Davies
App. Type: Householder Application

RECOMMENDATION: Recommend Approval whilst regretting the loss of the garage.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/2851

Location: 22 Erin Way Burgess Hill West Sussex RH15 9PN
Desc: Proposed single storey rear extension, new flat roof and roof lantern to existing side (kitchen) extension, and new front porch extension.
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 - Meeds and Hammonds

DM/24/2861

Location: KFC 27 - 28 Market Place Burgess Hill West Sussex
Desc: New Fascia's, new vinyl to existing box signs, new KFC letters.
Agent: Ms Edwards
Hone Edwards Associates Secod Foor Millars Three Southmill Road Bishops Stortford CM23 3DH
Applicant: Clokken Ltd
Orion Gate Guildford Road Woking GU22 7NJ
Case Officer: Peter Davies
App. Type: Advertisement Application

RECOMMENDATION: Recommend Approval
