

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 18 November 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)

268. OPEN FORUM

There were no members of the public present.

269. APOLOGIES FOR ABSENCE

There were none

270. SUBSTITUTES

There were none.

271. 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.*

Cllr Orchard declared a personal interest in application LI/24/1572 as he has a close relationship to the Cherry Tree.

272. CHAIRMAN'S ANNOUNCEMENTS

There were none.

273. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday **28 October 2024**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

274. 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 28 October 2024**, were considered.

275. LICENSE APPLICATIONS

The Planning Committee considered the following applications.

1. LI/24/1572 Community People Mid Sussex, The Cherry Tree Centre St Albans Hall Fairfield Road Burgess Hill RH15 8QB

The application stated:

“The Cherry Tree Centre is a charitable run Community Centre which is being used by growing numbers of residents and organisations. Due to demand, we would like to extend the hours to between 08:00 and 23:00 Monday through Sunday. Any additional events will be held indoors. Alcohol is not to be sold on the premises.”

2. LI/24/1532 Mnesic Coffee Unit 1 66 Church Walk Burgess Hill RH15 9AS
This was for a pavement license application. Deadline for comments was 25 November 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 1 and 2. A concern was expressed for application LI/24/1532 of the potential risk of public safety when there were temporary market stalls in the vicinity.

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

Notification had been received that the following appeal has been made to the Planning Inspectorate.

AP/24/0055

Appeal by: Mrs Fiby George

Location: 93 Valbridge Road Burgess Hill RH15 0RR

Proposed Development: Retrospective application for two front dormers

Resolved that: The Committee would await a copy of the Appeal Decision from Mid Sussex District Council. (written representations have been sent to the Planning Inspectorate)

Meeting terminated at 19:50 hours.

OBSERVATIONS

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 and 25.10.2024.
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 as previous grounds. 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/24/2542

Location: JD Wetherspoon Plc Six Gold Martlets 49 - 51 Church Walk Burgess Hill
Desc: Removal of condition 1 of planning application DM/24/1708 - removal of pavement cafe hours restriction.
Applicant: Miss Emma Fallon
J D Wetherspoon Plc Wetherspoon House Reeds Crescent Watford WD24 4QL
Case Officer: Anna Tidey
App. Type: Removal/Variation of Condition

RECOMMENDATION: Noted the application but expressed concern on the basis:

Mid Sussex District Plan

DP26 – Protecting residential amenities

DP29 – Noise, Air and Light pollution

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2555

Location: 79 Oak Hall Park Burgess Hill West Sussex RH15 0DA
Desc: Ash: Reduce height by 4.5-5 meters just past decayed unions to reduce risk of branch failure. Raise low pendulous growth to clear 3.5 meters from ground level to provide clearance to garden.
Agent: Mr Matt Levett
Bartlett Tree Experts The Stable Chiddingfold Farm Selsfield Road East Grinstead RH19 4QS
Applicant: Bolton
79 Oak Hall Park Burgess Hill West Sussex RH15 0DA
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No objections

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/2584

Location: 113 Manor Road Burgess Hill West Sussex RH15 0NG
Desc: Single-storey flat roof extension at the back to provide a ground floor bathroom and bedroom.
Agent: Mr Kurekci
2 Adur Lofts 2A Buckingham Road Worthing West Sussex BN11 1TH
Applicant: Hook
113 Manor Road Burgess Hill West Sussex RH15 0NG
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 DG46 – External Amenity Space

Mid Sussex Design Guide DG51 – Rear Extensions

Burgess Hill Neighbourhood Plan H2: Back Garden Development

Parish: Burgess Hill**Ward: Burgess Hill - Victoria**

DM/24/2530

Location: Premier Inn Charles Avenue Burgess Hill West Sussex
Desc: Demolition of existing hotel restaurant and replacement with new building providing additional hotel bedrooms and guest restaurant, together with alterations to the car park and all associated works.
Agent: Mr Alex Veitch
Walsingham Planning Bourne House Cores End Road Bourne End SL8 5AR
Applicant: Premier Inn Hotels Ltd
C/O Agent
Case Officer: Katherine Williams
App. Type: Full Application

RECOMMENDATION: Recommend Approval

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

DM/24/2594

Location: 24 Silverdale Road Burgess Hill West Sussex RH15 0EF
Desc: Part conversion of garage to form ancillary annexe accommodation, replacement of existing roof to rear single storey extension to form. Orangery style roof with lantern and other alterations to fenestration and internal layout.
Agent: Mr Simon Harvey
Simon Harvey Designs Ltd 2 Greenfield Way Storrington Pulborough RH20 4PY
Applicant: Mr And Mrs Hatley
24 Silverdale Road Burgess Hill West Sussex RH15 0EF
Case Officer: Stefan Galyas
App. Type: Householder Application

RECOMMENDATION: Recommend Approval

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

DM/24/2599

Location: 88 Oak Hall Park Burgess Hill West Sussex RH15 0DB
Desc: T1 - Oak, remove. T2 - Fir, fell as close to ground as possible.
Agent: Mrs Madeline Taig
Connick Tree Care New Pond Farm Depot Connick Tree C Woodhatch Road Reigate RH2 7QH
Applicant: Mr Cooper
88 Oak Hall Park Burgess Hill West Sussex RH15 0DB
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: Objections**The Committee were unable to pass comment due to the lack of an arboricultural report.**

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

DM/24/2614

Location: 17 Wykeham Way Burgess Hill West Sussex RH15 0HE

Desc: (T1) Oak - reduce crown by 3m and lift crown by 1m

Applicant: Mr Andrew Sherlock

17 Wykeham Way Burgess Hill West Sussex RH15 0HE

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No objections

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

DM/24/0846

Location: Land Adjacent to Hilgay Cottage Birchwood Grove Road
Burgess Hill West SussexDesc: Demolition of existing outbuildings and erection of 2 no.
residential dwellings with separate car ports, a separate garden
room for plot 2, associated landscaping and the retention of the
existing access. New timber fence and electric gates. Amended
Plans received 30.10.2024 showing the property at Plot 1
repositioned back with new frontage parking provided.

Agent: Mr Chris Barker

ECE Planning Limited 64-68 Brighton Road Worthing BN11
2EN

Applicant: Remmus

Remmus C/O Agent

Case Officer: Anna Tidey

App. Type: Full Application

RECOMMENDATION: Recommend Refusal - The Committee felt the application contravened:**On previous DP26, DP35, DG21, H1 and H2****DP34** – Recommended by the Conservation Officer. Traditional building materials – harm to the character and appearance

Parish: Burgess Hill

Ward: Burgess Hill - St Andrews

DM/24/2617

Location: 38 Valebridge Road Burgess Hill West Sussex RH15 0QY
Desc: Garage conversion into habitable space, with a new pitched roof. Remove existing front garage door and replace with a window and block up existing side door.
Agent: Mr Wong
Wang Dao Architecture Ltd Mocatta House Trafalgar Place Brighton BN1 4DU
Applicant: Mr and Mrs Sachin Pratap And Anika Sitel Joshi
38 Valebridge Road Burgess Hill West Sussex RH15 0QY
Case Officer: Andrew Horrell
App. Type: Householder Application

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

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2652

Location: 24A Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: Construction of new highway crossover, vehicular access and single parking bay
Applicant: Mr George Baxter
Pooh Corner St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QX
Case Officer: Joanne Fisher
App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee noted the conditions that were requested by Highways to be adhered to and requested a wall/fence to be built for pedestrian safety in order to ensure compliance with DP22.

Parish: Burgess Hill **Ward: Burgess Hill - Meeds and Hammonds**
DM/24/2654
Location: 2529 Squadron Royal Air Force Cadets The Burgess Hill
Academy Station Road Burgess Hill
Desc: Remove three existing buildings and replace with a new single
storey building and two storage units.
Agent: Dan Kendall
Williams-Architects Ltd Studio 8 The Garage Studios 41-45 St
Marys Gate The Lace Market Nottingham NG1 1PU
Applicant: Steve Ward
Southeast Reserve Forces & Cadets Association Seely House
Shoe Lane Aldershot Hampshire GU11 2HJ
Case Officer: Katherine Williams
App. Type: Full Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill **Ward: Burgess Hill - Meeds and Hammonds**
DM/24/2657
Location: 214 Chanctonbury Road Burgess Hill West Sussex RH15 9HN
Desc: Erection of single storey rear infill extension extending beyond
the rear wall of the original house by 5.00m, to a maximum
height of 3.00m and the height of the eaves to 3.00m.

Applicant: Mr Babatunde Ibrahim
22 Church Vale Road Bexhill On Sea East Sussex TN40 2ED
Case Officer: Catherine Cardin
App. Type: Prior Notification - Larger Extensions

The application was not considered as Committee confirmed that had been withdrawn.

Parish: Burgess Hill **Ward: Burgess Hill - Franklands**
DM/24/2660
Location: 28 Wheelwright Lane Burgess Hill West Sussex RH15 0QL
Desc: To crown reduce the Oak Tree by 2 to 3 metres as it is too
large for its surroundings and close proximity to properties
Agent: Ms Victoria Braithwaite
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill RH17
7PR
Applicant: Mr Bill Owens
28 Wheelwright Lane Burgess Hill West Sussex RH15 0QL
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/2699

Location: 64 Folders Lane Burgess Hill West Sussex RH15 0DX

Desc: To crown raise 4 Hornbeam trees and 1 oak tree to 4m

Agent: Victoria Braithwaite

KPS Contractors KPS House Ham Lane Scaynes Hill

Haywards Heath West Sussex RH17 7PR

Applicant: Gary Akers

Riverdale Developments 64 Folders Lane Burgess Hill West

Sussex RH15 0DX

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No objections