

**MINUTES of the PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Monday 17 JUNE 2023**

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**Present:** David Eggleton Chairman  
Janice Henwood \* Vice Chairman

Graham Allen  
Diane Black  
Christine Cherry \*  
Bob Foster  
Tofojjul Hussain  
John Orchard \*

**Also Present:**  
Brenda Williams

\* *Denotes non-attendance.*

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(19.00)

**28. OPEN FORUM**

There were no members of the public present.

**29. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Janice Henwood, Christine Cherry and John Orchard.

**30. SUBSTITUTES**

Cllr Brenda Williams substituted for Cllr Orchard.

**31. DECLARATIONS OF INTEREST**

There were none.

**32. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**33. MINUTES**

The Minutes of the meeting of the Planning Committee held on **Monday 26 June 2023**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**34. 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 **27 June 2023**, were considered.

**35. SECTION 106 CONTRIBUTIONS FROM THE LAND AT WINTONS AND WINTONS FISHERY**

The Committee were advised that the following section 106 contributions had been received from the Land at Wintons and Wintons Fishery, Folders Lane, Burgess Hill (DM/21/3311 – PL13-003770);

Formal sport - £11,373.67 towards formal sport facilities at St John's Park and/or the new Centre for Outdoor Sport (CfOS).

Kickabout - £8,342.19 towards new and/or improved kickabout provision for older children at Queens Crescent and/or Burners Close play areas.

Playspace - £9,930.69 – towards improvement to play equipment at Folders Meadow.

Community Buildings - £6,523.10 towards improvements at the Cherry Tree, Park Centre and/or Cyprus Hall.

Local Community Infrastructure (LCI) - £7,403.44 towards the Burgess Hill Place & Connectivity Programme.

**RECOMMENDATION: The Committee noted the information provided.**

**36. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification had been received that the following appeal had been dismissed by the Planning Inspectorate.

Original Application number: **DM/22/3771**

Location: 1 Brookway, Burgess Hill, RH15 0LL.

Proposed

Development: Retrospective application for the retention of timber fence

Appeal Ref: AP/23/0023

**RECOMMENDATION: The Committee noted the information provided.**

**37. [RESERVED MATTERS APPLICATION - DM/23/0153](#)**

A reserved matters application had been received from Case Officer Rachel Richardson.

Application number: **DM/23/0153**

Location: Little Abbotsford, Isaacs Lane, Burgess Hill. RH15 8RA  
Description: Application for approval of Reserved Matters following outline approval DM/19/3234 for the erection of nine dwellings relating to Appearance, Landscaping, Layout and Scale. Amended drawings received on 24.04.2023. Additional boundary treatment, amended landscape and site plans received 10.05.2023.  
Agent: Mr Jonathan Buckwell – Freedom Works  
Applicant: Whitehall Homes LLP  
Ward: Dunstall

**RECOMMENDATION: The Committee noted the following concerns:**

The Committee agreed with the officer's report on rare and endangered creatures on the site and requested that all opportunities to protect species in situ be taken.

They stated the biodiversity net gain should be focused in the build-up areas of Burgess Hill.

The Committee agreed with the tree officers report and supported the need to use indigenous trees.

They noted a lack of sustainable transport prior to Brookleigh's infrastructure being completed and added that there were no bicycle paths, no bus routes and no footpaths to the site, and that would create a car-centric environment.

**38. [Meeting terminated at 19.54 hours.](#)**

## OBSERVATIONS

**Parish: Burgess Hill**

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

DM/23/1548

Location: Land To the South of Kings Way Burgess Hill West Sussex  
Desc: Variation of condition 1 of planning application DM/21/3385 - The application seeks minor amendments to the consented scheme, and as such requires the plans set out within condition 1, to be substituted.

Agent: Mr Alex King  
Mission Town Planning 42 Constitution Hill Road Parkstone Poole  
BH14 0QD

Applicant: Church Gate Services  
C/O Agent

Case Officer: Joseph Swift

App. Type: Removal/Variation of Condition

**RECOMMENDATION: The Committee noted the application.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/23/1577

Location: 74 Petworth Drive Burgess Hill West Sussex RH15 8JY

Desc: Demolish existing porch and build proposed porch.

Agent: BuchanRumArchitects  
Buchan Rum Architects Ltd 9 Savill Road Lindfield RH16 2NY

Applicant: C/o Agent

Case Officer: Andrew Horrell

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

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

DM/23/1589

Location: 56 Nightingale Lane Burgess Hill West Sussex RH15 9JJ

Desc: Proposed first floor side extension. New rear dormer and extended front elevation dormer. New flat rooflight to the north elevation.

Agent: Mr G Middle  
LM Associates Clocktower House Lewes Road Lindfield West  
Sussex RH16 2LH

Applicant: Mr G Ungless  
56 Nightingale Lane Burgess Hill West Sussex RH15 9JJ

Case Officer: Anna Tidey

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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

DM/23/1615

Location: 4 Midfields Close Burgess Hill West Sussex RH15 8EW  
Desc: Erection of a ground floor 3m rear extension and front 2.9m2  
Porch  
Agent: Mr Pringle  
32 The Drive Wallington SM6 9LX  
Applicant: Mr and Mrs Courtney  
4 Midfields Close Burgess Hill West Sussex RH15 8EW  
Case Officer: Andrew Watt  
App. Type: Lawful Development Certificate -Proposed

**RECOMMENDATION: The Committee noted the application.**

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

DM/23/1575

Location: Land At the Rear Of 37 Hazel Grove Burgess Hill West Sussex  
RH15 0BZ  
Desc: Group of Ash trees (G5) -Remove over hanging branches by up  
to approx 5 metres, rebalance and pollard.  
Agent: Mr Adam Lowndes-Butler  
Liquidamber Tree Surgery Ltd 6 Staples Barn Henfield BN5 9PN  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**RECOMMENDATION: No Objection**

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

DM/23/1646

Location: Wintons 44A Folders Lane Burgess Hill West Sussex  
Desc: Variation of Condition 2 relating to planning reference  
DM/21/3311 in order to allow for the substitution of drawings to  
change the elevation appearance of Plot 6.  
Agent: ECE Architecture  
ECE Architecture Limited 64-68 Brighton Road Worthing BN11  
2EN  
Applicant: Mr Sam Watling  
Remmus Designer Homes Ltd Unit 24B Moore House Farm  
Ditchling Road Wivelsfield RH17 7RE  
Case Officer: Joanne Fisher  
App. Type: Removal/Variation of Condition

**RECOMMENDATION: Recommend Approval**

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

DM/23/1667

Location: 27 Noel Rise Burgess Hill West Sussex RH15 8BW

Desc: Single storey side and rear (wrap-around) extension with internal alterations. Erection of dormers to rear and front elevation, to create headspace for three bedrooms in the loft area.

Agent: Mr Alperen Turk  
Vizarchi Archoitecture And Visualization Ltd Flat 1 101  
Buckingham Road Brighton BN1 3RB

Applicant: Mr and Mrs Turner  
27 Noel Rise Burgess Hill West Sussex RH15 8BW

Case Officer: Rachel Richardson

App. Type: Householder Application

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

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

DM/23/1678

Location: 6 Oak Hall Park Burgess Hill West Sussex RH15 0BX

Desc: T1 Field Maple Tree - Fell. T2 Oak Tree - Removal of epormic growth.

Applicant: Rodney Marsh  
6 Oak Hall Park Burgess Hill West Sussex RH15 0BX

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objection to T2. Objection to T1.** The Committee regretted the lack of an aboricultural report, that the diagram was of poor quality and that there was no photograph supplied.

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

DM/23/1689

Location: Land Between 37 Hazel Grove and Simpson View Burgess Hill West Sussex RH15 0BZ

Desc: Line of Ash (*Fraxinus excelsior*) trees on rear boundary of property. Branches overhanging 37 Hazel Grove to be reduced by approximately 5m maximum.

Agent: Mr Adam Lowndes-Bitler  
Liquidamber Tree Surgery Ltd 6 Staples Barn Henfield BN5 9PN

Applicant: Mr Adam Lowndes-Bitler  
Liquidamber Tree Surgery Ltd 6 Staples Barn Henfield BN5 9PN

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objection**



**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/1739

Location: 32 Wheelwright Lane Burgess Hill West Sussex RH15 0QL  
Desc: Remove conservatory. New single storey rear extension and new single storey side/front wraparound extension.  
Agent: Mr Simon Fitzpatrick  
Mid Sussex Design 17 Gatesmead Haywards Heath RH16 1SN  
Applicant: Mr and Mrs C Dewhurst  
32 Wheelwright Lane Burgess Hill West Sussex RH15 0QL  
Case Officer: Caroline Grist  
App. Type: Householder Application

**RECOMMENDATION: The Committee noted the application and noted concerns in regards to DG50: side extensions and DG19: Provision of off-street parking**