

**MINUTES of the PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Monday 6 JUNE 2022**

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**Present:** Janice Henwood Chairman  
Matthew Cornish Vice Chairman

Andrew Barrett-Miles  
Robert Duggan\*  
Simon Hicks  
Tofojjul Hussain

**Also Present:**

Anne Eves  
Graham Allen

\* *Denotes non-attendance.*

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(19.00)

**485. [OPEN FORUM](#)**

There were no members of the public present.

**486. [APOLOGIES FOR ABSENCE](#)**

An apology for absence had been received from Councillor Robert Duggan.

**487. [SUBSTITUTES](#)**

Councillor Graham Allen substituted for Councillor Robert Duggan.

**489. [DECLARATIONS OF INTEREST](#)**

Councillors Tofojjul Hussain and Anne Eves 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.

490. [ELECTION OF VICE-CHAIRMAN OF THE PLANNING COMMITTEE FOR THE ENSUING YEAR](#)

**RESOLVED that:** Matthew Cornish was elected as Vice-Chairman of the Planning Committee

491. [CHAIRMAN'S ANNOUNCEMENTS](#)

**Inspectors Report May 2022**

The Chairman highlighted to the committee statements made about Site Allocation 12 and 13 in the Inspectors Report May 2022. Burgess Hill Town Council supported South of Folders Lane action group in financing advocate to support their objections. The Chairman read the following statements from the document:

Highways

111. Whilst the local highways authority confirmed that the Keymer Road/Folders Lane junction would operate at overcapacity in the '2031 plus committed development' scenario, and whilst queue length and waiting time would increase, its critical finding is that the traffic impact arising from policy SA12 and SA13 would not be 'severe'.

Character and appearance

128. I agree with the opinion expressed by the Council and the site promoters that the report for Mid Sussex District Council provides an indication of the scale of development that could be acceptable in terms of landscape and visual character on all or part of a site.

Ecology

142. Policy SA12 sets out a sustainable framework to ensure development will conserve and enhance areas of wildlife and ensure there is a net gain to biodiversity overall. I consider that the ecological assessment enables policy SA12 to achieve the sustainable framework which is outlined above.

**3 Alexander Road**

The Chairman informed the Committee that 3 Alexander Road was granted change of use as per application DM/22/0782, with the condition that there would be no hard standing.

492. [MINUTES](#)

The Minutes of the meeting of the Planning Committee held on **Monday 16 May 2022**, having been previously circulated, were AGREED and signed by the Chairman as a correct record.

493. [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 **16 May 2022**, were considered.

**494. PROPOSED BASE STATION UPGRADE**

Notification had been received from Waldon Telcom Ltd on behalf of Cornerstone and Telefonica that they were seeking to consult the Planning Committee's views to upgrade to the base station at West Street/Sussex Way, before any planning submission was made. The relevant documents are Appendices 1 and 2.

**Resolved that:**

**The Committee noted the application and highlighted the concerns expressed by members of the public on 5G at the Annual Town meeting.**

**495. Meeting terminated at 19.32 hours.**

## OBSERVATIONS

### APPLICATION LIST

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 9 MAY AND 13 MAY 2022

These applications can be viewed on the Online Planning Register. To access the Online Planning Register, please use the following link:

<http://pa.midsussex.gov.uk/online-applications/>

**Parish: Burgess Hill**

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

DM/22/1412

Location: 10 Kings Way Burgess Hill West Sussex RH15 0TH

Desc: Proposed single storey side extension with flat roof.

Agent: Mr Tony Minihane

Munster Crawford 117 Rusper Road Crawley West Sussex  
RH11 0HW

Applicant: Stuart Minihane C/O Agent

Case Officer: Andrew Horrell

App. Type: Lawful Development Certificate -Proposed

**Recommendation:** The legal situation was noted.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/22/1430

Location: 12 Baylis Crescent Burgess Hill West Sussex RH15 8UP

Desc: Conversion of existing integral garage into habitable space,  
replace garage door with a new window.

Applicant: Mrs Aimee Seager

12 Baylis Crescent Burgess Hill West Sussex RH15 8UP

Case Officer: Andrew Horrell

App. Type: Householder Application

**Recommendation:** Recommended Approval. The Committee regretted the loss of the garage.

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**Parish: Burgess Hill**

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

DM/22/1440

Location: 17 Icarus Avenue Burgess Hill West Sussex RH15 0UW

Desc: Proposed single storey rear extension.

Agent: Mr Peter McCloud

Inside Out Designs Ltd The Old Dairy New Lodge Farm Green  
Lane Hooe Battle TN33 9HJ

Applicant: Mr Tony Cutting

17 Icarus Avenue Burgess Hill West Sussex RH15 0UW

Case Officer: Lesley Westphal

App. Type: Householder Application

**Recommendation:** Recommended Approval

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/22/1442

Location: 7 Orchard Way Burgess Hill West Sussex RH15 9PB

Desc: Proposed loft conversion.

Agent: Mr Darryl Shear

Shear Architectural Design Ltd 2 Saffron Close Shoreham-by-Sea BN43 6JF

Case Officer: Hamish Evans

App. Type: Lawful Development Certificate -Proposed

**Recommendation:** The legal situation was noted.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/22/1445

Location: 163 Station Road Burgess Hill West Sussex RH15 9EG

Desc: Proposed construction of rear dormer loft conversion.

Agent: Mr Christopher Jones

Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS

Applicant: Mr and Mrs E Jolley And C Jowsey

163 Station Road Burgess Hill West Sussex RH15 9EG

Case Officer: Anna Tidey

App. Type: Lawful Development Certificate -Proposed

**Recommendation:** The legal situation was noted.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/22/1491

Location: 60 Pangdene Close Burgess Hill West Sussex RH15 9UT

Desc: Single storey rear extension with rear velux rooflights

Agent: Mr Robert Thomas

RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ

Applicant: Mr and Mrs Sherwood

60 Pangdene Close Burgess Hill West Sussex RH15 9UT

Case Officer: Tersia Venter

App. Type: Householder Application

**Recommendation:** Recommended Approval

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**Parish: Burgess Hill**

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

DM/22/1505

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP  
Desc: The construction of a single storey side extension 6m from the existing house side wall (which is less than half the width of the original house at 12.07m), 4m from the existing house rear wall and not more than 4m high. The new extension is to be constructed in materials to match the existing house.  
Agent: Mr Stuart Beckett  
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ  
Applicant: Mr S Jones  
89 Janes Lane Burgess Hill West Sussex RH15 0QP  
Case Officer: Hamish Evans  
App. Type: Lawful Development Certificate -Proposed

**Recommendation:** The legal situation was noted.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/22/1511

Location: 17 Wyberlye Road Burgess Hill West Sussex RH15 8HX  
Desc: Proposed roof extension.  
Agent: Mr Alan Wood  
75 Westbourne Street Hove East Sussex BN3 5PF  
Applicant: Mr Glen Baker  
17 Wyberlye Road Burgess Hill West Sussex RH15 8HX  
Case Officer: Andrew Horrell  
App. Type: Lawful Development Certificate -Proposed

**Recommendation:** The legal situation was noted.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/1523

Location: 15 Alexandra Road Burgess Hill West Sussex RH15 0EP  
Desc: Proposed two storey side extension incorporating replacement garage and single storey rear extension. New metal gates 900mm high and 750mm high brick wall at front of property.  
Agent: Mrs Isobel Beattie  
Lightbox Architecture Limited 121 Greenbank Avenue Brighton Saltdean BN2 8QP  
Applicant: Mr And Mrs Ward  
15 Alexandra Road Burgess Hill West Sussex RH15 0EP

Case Officer: Andrew Horrell  
App. Type: Householder Application

**Recommendation:** Recommended Refusal. The Committee stated that the gate and wall proposed were detrimental to the street scene.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/22/1545

Location: 18 Fry Crescent Burgess Hill West Sussex RH15 8TP  
Desc: To extend the current boundary of the property to within 6ins of the footpath on Sussex way, and erect new partial wall and fencing to a height of 2.4m.  
Applicant: Mr David Crowhurst  
18 Fry Crescent Burgess Hill West Sussex RH15 8TP  
Case Officer: Katherine Williams  
App. Type: Householder Application

**Recommendation:** Recommended Refusal. The Committee noted that it was encroaching on the grass verge and it was detrimental to the street scene.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/22/1589

Location: Land Behind 25 And 26 Wheatsheaf Close Burgess Hill West Sussex RH15 8UT  
Desc: T1 Oak (behind number 26)- reduce back from property by 3 metres on the Southern aspect of crown. T2 Oak (behind number 25) - Reduce lowest limb by 3 metres.  
Agent: Ms Sarah Baldwin  
Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH  
Applicant: Baldwin  
27 Wheatsheaf Close Burgess Hill West Sussex RH15 8UT  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**Recommendation:** No Objection

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/22/1598

Location: 1 Shelley Wood Burgess Hill West Sussex RH15 9XL  
Desc: T1 Oak - reduce branches by up to 2.5m on house and drive side of house.  
Applicant: Mr Paul Wetherfield  
1 Shelley Wood Burgess Hill West Sussex RH15 9XL  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**Recommendation: No Objection**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/22/1600

Location: 1 Shelley Wood Burgess Hill West Sussex RH15 9XL  
Desc: T1 Oak - Reduce crown by 3m, reduce back to previous growth points and remove epicormic growth to fork. T2 Hornbeam - Reduce height by 2m, reduce back to previous cut points and remove epicormic growth to a height of 3m.  
Applicant: Mr Paul Wetherfield  
1 Shelley Wood Burgess Hill West Sussex RH15 9XL  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**Recommendation: No Objection**

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**Parish: Burgess Hill**

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

DM/22/1592

Location: Land Adjacent To 64 Kings Way Burgess Hill West Sussex  
Desc: T10 and T11 Oaks - 3.5 linear reduction to each scaffold limb, T12 and T13 Oaks - 4m linear reduction to each scaffold limb.  
Applicant: Emma Whytefield  
2 The Courtyards Phoenix Square, Severalls Park Wyncolls Road Colchester CO4 9PE  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**Recommendation: No Objection**

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**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.  
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**

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**Parish: Burgess Hill**

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

DM/22/1618

Location: 25 Janes Lane Burgess Hill West Sussex RH15 0QJ  
Desc: Part Demolition. Roof extension and loft conversion with front dormer, dormer and roof lights to east side and roof lights to west side. Rear extension, new entrance and side extension. Associated internal and external alterations. Construction of a new detached car port with bike store and addition of a new front gate.  
Agent: Ms Katherine Andrew  
KLA Architects Ltd 57 Penland Road Haywards Heath RH16 1PJ  
Applicant: Mr Marquis And Ms Smith  
25 Janes Lane Burgess Hill West Sussex RH15 0QJ  
Case Officer: Deborah Lynn  
App. Type: Householder Application

**Recommendation:** Recommended Approval

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/22/1627

Location: 7 Henry Burt Way Burgess Hill West Sussex RH15 9UX  
Desc: Proposed garage conversion. Infill extension to area between existing garage and house.  
Agent: Mrs Kelly McNally  
KM Architecture 46 Valebridge Drive Burgess Hill RH15 0RW  
Applicant: Miss H Tompsett  
7 Henry Burt Way Burgess Hill West Sussex RH15 9UX  
Case Officer: Tersia Venter  
App. Type: Householder Application

**Recommendation:** Recommended Approval. The Committee regretted the loss of the garage.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/22/1632

Location: 10 Cissbury Road Burgess Hill West Sussex RH15 8PN  
Desc: Single storey rear extension and new front porch  
Agent: Mrs Kelly McNully  
KM Architecture 46 Valebridge Drive Burgess Hill RH15 0RW  
Applicant: Mrs Goodesmith  
10 Cissbury Road Burgess Hill West Sussex RH15 8PN  
Case Officer: Hamish Evans

App. Type: Householder Application

**Recommendation:** Recommended Refusal. The Committee noted the extension was overbearing on neighbour's window (number 12).

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/22/1653

Location: 38 Poveys Close Burgess Hill West Sussex RH15 9TB

Desc: Demolition of existing conservatory and erection of new single storey rear extension.

Agent: Mr Robert Thomas

RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ

Applicant: Mr And Mrs Deans

38 Poveys Close Burgess Hill West Sussex RH15 9TB

Case Officer: Hamish Evans

App. Type: Householder Application

**Recommendation:** Recommended Approval

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/22/1655

Location: Land To The West Of Freeks Lane Burgess Hill West Sussex

Desc: Variation of condition 21 relating to planning reference DM/18/0509 to amend the occupation trigger from 130th dwelling to 199th dwelling.

Agent: Miss Elena Butterworth

AECOM Aldgate Tower 2 Lemn Street London E1 8FA

Applicant: Mr Nicholas Milner

Homes England C/o Agent

Case Officer: Louise Yandell

App. Type: Removal/Variation of Condition

**Recommendation:** The Committee noted the application and expressed concerns and suggested that if granted there should be a condition to provide parking for contactors and staff. They noted that the site was already causing congestion and altering traffic flow.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/22/1687

Location: 266 Chanctonbury Road Burgess Hill West Sussex RH15 9HJ

Desc: Demolition of existing single storey porch and erection of new enlarged single storey porch to front of property (note previous application DM/21/1068 was approved with a different roof design).

Agent: Mr Robert Thomas  
RT Architectural Services 61 Coulstock Road Burgess Hill West  
Sussex RH15 9XZ  
Applicant: Mr And Mrs Brown  
266 Chanctonbury Road Burgess Hill West Sussex RH15 9HJ  
Case Officer: Anna Tidey  
App. Type: Householder Application

**Recommendation:** Recommended Approval. The Committee regretted the retrospective nature of the application.

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**Parish: Burgess Hill**

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

DM/22/1701

Location: 79 Janes Lane Burgess Hill West Sussex RH15 0QP  
Desc: Proposed single storey and two storey rear extension,  
conversion of existing garage into habitable accommodation,  
removal of existing detached garage, single storey north  
extension. (amendment to previously approved DM/21/4117)  
Agent: Mr Stuart Beckett  
Beckett Architectural & Consultancy Services Ltd 53 Bramble  
Gardens Burgess Hill West Sussex RH15 8UQ  
Applicant: Mrs Banfield  
79 Janes Lane Burgess Hill West Sussex RH15 0QP  
Case Officer: Hamish Evans  
App. Type: Householder Application

**Recommendation:** Recommended Approval

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