

**MINUTES of the PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Monday 30 October 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:**  
Anne Eves  
Mohammad Hossain  
Brenda Williams  
Peter Williams

\* *Denotes non-attendance.*

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(19.00)

**77. OPEN FORUM**

One member of the public was present.

**78. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Graham Allen.

**79. SUBSTITUTES**

Councillor Hossain for Allen.

**80. DECLARATIONS OF INTEREST**

Councillors Hussain and Hossain declared an interest in application DM/23/2612, as they knew the husband of the applicant.

Councillors Henwood, Cherry, Hussain and 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.

**81. CHAIRMAN'S ANNOUNCEMENTS**

Councillor Eggleton told the committee that application DM/23/0914, Phase 2E, Keymer Tile Works was being brought to the District Planning Committee on Thursday 2 November. Councillor Eggleton would be speaking on the application in his role as planning chair, and Councillor Cherry would be speaking in her role as ward Councillor.

**82. MINUTES**

The Minutes of the meeting of the Planning Committee held on **Tuesday 10 October** 2023, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**83. 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 2 October 2023, were considered.

**84. LICENSE APPLICATIONS**

**1. LI/23/1469** – A license application had been received for changes to the internal layout of Waitrose, 1 Market Place, Burgess Hill, West Sussex, RH15 9NP.

**2. LI/23/1510** – A license application had been received for a new premises license for Dice and Drinks, 79 – 81 Church Walk, Burgess Hill, West Sussex, RH15 9BQ.

**RESOLVED** that: **The Committee noted the applications.**

**85. Meeting terminated at 19:40 hours.**

## OBSERVATIONS

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/2536

Location: 32 Wheelwright Lane Burgess Hill West Sussex RH15 0QL  
Desc: Proposed single storey rear 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: Peter Davies  
App. Type: Lawful Development Certificate - Proposed

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

**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/23/1836

Location: 34 West Street Burgess Hill West Sussex RH15 8NX  
Desc: Proposed front wrap around side extension. (Revised plan received 09.10.2023)  
Agent: Mr Chris Jones  
Jones Projects Holly Tree House Cuckfield Road Burgess Hill  
RH15 8RE  
Applicant: Mr Adam Wilbraham  
34 West Street Burgess Hill West Sussex RH15 8NX  
Case Officer: Caroline Grist  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

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

DM/23/2008

Location: The Old Post Office 30-32 Station Road Burgess Hill West  
Sussex

Desc: Comprehensive re-development of the site to provide a mixed-use scheme over ground +5 storeys comprising 41 Residential Apartments (Class C3) and replacement Commercial Space (Class E).

Applicant: Mr Matt White  
Plot 102 Ltd Danny Lodge New Way Lane Hurstpierpoint BN6 9BA

Case Officer: Andrew Watt

App. Type: Full Application

**RECOMMENDATION: Recommend Refusal.**

The Committee stated that the application contravened the following policies:

**Mid Sussex District Plan:**

**DP26** – Character and Design

**DP31** – Affordable Housing

**Mid Sussex Design Guide:**

**DG21** – Consider and allow for servicing, refuse collection and deliveries. The design of the application left little access for refuse lorries, or deliveries to the commercial space.

**DG32** – Managing increased density in town centres

**DG39** – Deliver appropriately scaled buildings

**DG40** – Design buildings that respond to and animate the street space.

The Committee raised concern over the lack of parking spaces for residents, and the minimal cycle parking.

It was agreed that Councillor Eggleton would call in the application.

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**Parish: Burgess Hill**

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

DM/23/2585

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

Desc: First floor side extension, new rear dormer and extended front elevation dormer

Agent: Mr G Middle  
LM Associates First Floor Unit 6 Clock Tower House Lindfield  
Enterprise Park Lewes Road Lindfield Haywards Heath 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 - Dunstall**

DM/23/2599

Location: 7 Starling Close Burgess Hill West Sussex RH15 9XR  
Desc: Remove existing conservatory and erect a single storey rear extension.  
Agent: Mr Christopher Jones  
Hollytree House Cuckfield Road Burgess Hill RH15 8RE  
Applicant: Mr Peter Hyde  
7 Starling Close Burgess Hill West Sussex RH15 9XR  
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/23/2619

Location: Hammonds Barn London Road Burgess Hill West Sussex  
Desc: H2 Laurel Group at North East corner of property - Reduce height approximately 1m to just below the fence height, leaving a residual height of 2m.  
Agent: Mrs Madeline Taig  
Connick Tree Care New Pond Farm Depot Woodhatch Road Reigate RH2 7QH  
Applicant: Ms Mary Silver  
Hammonds Barn London Road Burgess Hill West Sussex RH15 9QJ  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**RECOMMENDATION: No Objection.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/2625

Location: 44 The Warren Burgess Hill West Sussex RH15 0DZ  
Desc: Single storey rear extensions  
Agent: Mr Philip Wellstead  
ThePlanningman.co.uk 28 Chester Close Pixham Dorking RH4 1PP  
Applicant: Mr Tim Norris  
44 The Warren Burgess Hill West Sussex RH15 0DZ  
Case Officer: Hamish Evans  
App. Type: Lawful Development Certificate – Proposed

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

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/23/2633

Location: 7 Langridge Way Burgess Hill West Sussex RH15 8TN

Desc: 1 x Oak - Crown lift by 5m from ground. Crown reduction by 2m.

Applicant: Mrs Madeleine Tomkins

7 Langridge Way Burgess Hill West Sussex RH15 8TN

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objection.**

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**Parish: Burgess Hill**

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

DM/23/2642

Location: 44 Crescent Road Burgess Hill West Sussex RH15 8EG

Desc: T1 Ash - Reduce lowest branches over lawn by 3-4 metres.

T2 Purple Leafed Plum - reduce by up to 2 metres.

Applicant: Mr Thomas House

32 North Mead Henfield BN5 9BW

Case Officer: Stephen Ashdown

App. Type: Trees in a Conservation Area

**RECOMMENDATION: No Objection.**

**Parish: Burgess Hill**

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

DM/23/2535

Location: 35 Park Road Burgess Hill West Sussex RH15 8EU

Desc: Smooth render the lower front of property leaving the tiled arch above the front door un-rendered. Front wall together with gate pillars, be rendered under the tile line.

Applicant: Mrs Pauline Southam

35 Park Road Burgess Hill West Sussex RH15 8EU

Case Officer: Anna Tidey

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/23/2612

Location: 24 Sheddingdean Close Burgess Hill West Sussex RH15 8JQ  
Desc: Retrospective application for a single storey wrap-around extension  
Agent: Chris Jones  
Holly Tree House Cuckfield Road Burgess Hill West Sussex RH15 8RE  
Applicant: Mrs Khanom  
24 Sheddingdean Close Burgess Hill West Sussex RH15 8JQ  
Case Officer: Susan Dubberley  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

The Committee regretted the retrospective nature of the application. Councillors Hussain and Hossain declared an interest the application, as they knew the husband of the applicant.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/2622

Location: 1 Broad Green Avenue Burgess Hill West Sussex RH15 0HA  
Desc: Demolition of existing garage. Proposed two storey side extension and single storey rear extension.  
Agent: Mr Andrew Swaisland  
Hills Architectural Design Ltd 45 Sycamore Drive Burgess Hill West Sussex RH15 0GG  
Applicant: Mr Currier  
1 Broad Green Avenue Burgess Hill West Sussex RH15 0HA  
Case Officer: Hamish Evans  
App. Type: Householder Application

**RECOMMENDATION: The Committee noted the application** and stated that they needed a flood risk report, ahead of making a judgement. The Committee regretted the loss of a garage.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/2624

Location: 44 The Warren Burgess Hill West Sussex RH15 0DZ  
Desc: Front extension.  
Agent: Mr Philip Wellstead  
The Planningman 28 Chester Close Pixham Dorking RH4 1PP  
Applicant: Mr Tim Norris 44 The Warren Burgess Hill West Sussex RH15 0DZ  
Case Officer: Hamish Evans  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

**Parish: Burgess Hill**

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

DM/23/2642

Location: 41 Crescent Road Burgess Hill West Sussex RH15 8EH

Desc: T1 Ash - Reduce lowest branches over lawn by 3-4 metres. T2 Purple Leafed Plum - reduce by up to 2 metres. (Amended site address 17/10/2023)

Applicant: Mr Thomas House 32 North Mead Henfield BN5 9BW

Case Officer: Stephen Ashdown

App. Type: Trees in a Conservation Area

**RECOMMENDATION: No Objection.**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/23/2645

Location: 28 Dunstall Farm Road Burgess Hill West Sussex RH15 8BJ

Desc: Widening and replacing the existing external front door with a new uPVC level threshold door. The existing steps will be removed to facilitate the creation of a level platform and a ramp to allow wheelchair access to the property.

Agent: Zeki Kurekci

Advanced Adaptations Flat 2 Adur Lofts 2A Buckingham Road  
Worthing BN11 1TH

Applicant: King

28 Dunstall Farm Road Burgess Hill West Sussex RH15 8BJ

Case Officer: Peter Davies

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/23/2656

Location: Wickes 255 - 269 London Road Burgess Hill West Sussex

Desc: Proposed external cladding to front and side elevations. Proposed car park alterations and bollards. Proposed covered trolley park. Proposed alterations to include window to first floor showroom and relocated entrance and exit.

Agent: Mr Neil Thompson

Sharrock Building Design Ltd Unit 7 Home Farm Court Melton Old  
Road Melton HU14 3PU

Applicant: Mr Mark Craft

Wickes 19 Colonial Way Watford WD24 4JL

Case Officer: Hamish Evans

App. Type: Full Application

**RECOMMENDATION: Recommend Approval.**



**Parish: Burgess Hill**

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

DM/23/2668

Location: 8 Clayton Drive Burgess Hill West Sussex RH15 9HH  
Desc: Proposed rear extension  
Agent: Mr Mel Humphrey  
Mel Humphrey RICS C.Build E MCABE 9 Aldsworth Avenue  
Goring By Sea Worthing BN12 4XQ  
Applicant: Daniel Wood  
8 Clayton Drive Burgess Hill West Sussex RH15 9HH  
Case Officer: Peter Davies  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

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

DM/23/2669

Location: 8 Clayton Drive Burgess Hill West Sussex RH15 9HH  
Desc: Proposed loft conversion  
Agent: Mr Mel Humphrey  
Mel Humphrey RICS C.Build E MCABE 9 Aldsworth Avenue  
Goring By Sea Worthing BN12 4XQ  
Applicant: Mr Daniel Wood  
8 Clayton Drive Burgess Hill West Sussex RH15 9HH  
Case Officer: Peter Davies  
App. Type: Lawful Development Certificate – Proposed

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

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**Parish: Burgess Hill**

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

DM/23/2671

Location: 65 Janes Lane Burgess Hill West Sussex RH15 0QP  
Desc: Front and rear extensions with front facing dormer  
Agent: Mr Christopher Jones  
Holly Tree House Cuckfield Road Burgess Hill West Sussex  
RH15 8RE  
Applicant: Mr Dan Smith  
65 Janes Lane Burgess Hill West Sussex RH15 0QP  
Case Officer: Caroline Grist  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/2696

Location: Burgess Hill School for Girls Keymer Road Burgess Hill West  
Sussex

Desc: T5 Oak - Fell, T7 Oak - Fell and T11 Oak - Fell.

Applicant: Richard Moses

Burgess Hill School for Girls Keymer Road Burgess Hill West  
Sussex RH15 0EG

Case Officer: Stephen Ashdown

App. Type: Trees in a Conservation Area

**RECOMMENDATION: No Objection.**

The Committee supported the replacement of the felled trees.

**Parish: Burgess Hill**

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

DM/23/2700

Location: Nationwide Building Society 40 Church Road Burgess Hill West  
Sussex

Desc: Replace 1no. Projecting signage with new 600mm. Replace  
1no. Fascia and 1no. Logo with 1no. New blue fascia and 1no.  
New 490mm logo height. Replace 1no. ATM surround and  
decals with new. Replace statutory signage and safety  
manifestation with new.

Agent: Lorraine Bardrick

Boleyn House St Augustines Business Park Estuary Close  
Whitstable CT5 2QJ

Applicant: Nationwide Building Society

Pipers Way Nationwide House Swindon SN3 1TA

Case Officer: Hamish Evans

App. Type: Advertisement Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

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

DM/23/2701

Location: 4 Hammonds Gardens Burgess Hill West Sussex RH15 9QN

Desc: T1 Mature Oak - Crown thinning 20%.

Agent: Mr A Scrase

Holly Tree Surgeons Ltd Black Dog Cottage East Plawhatch Lane  
Sharpthorne RH19 4JG

Applicant: Mr P Griffiths

4 Hammonds Gardens Burgess Hill West Sussex RH15 9QN

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objection.**