

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Tuesday 2 April 2024**

Present: David Eggleton* Chairman
Janice Henwood Vice Chairman

Graham Allen*
Diane Black
Bob Foster
Tofojjul Hussain*
John Orchard

Also Present:
Cedric de Souza
Peter Williams
Anne Eves

* *Denotes non-attendance.*

(19.00)

144. OPEN FORUM

There were five members of the public present.

The first member of the public addressed the Committee regarding an item to be discussed at the Customer Services Key Area Group (KAG), which was a pitch for business dens to be placed on Batchelors Farm Nature Reserve. He asked why this was being discussed when historically it had been promised that the nature reserve was safe from any building development.

A second member of the public asked for clarification as to why the proposal had been taken to the Customer Services KAG, rather than the Planning Committee.

Councillor Henwood explained that the chairman of the Customer Services KAG had recently resigned and therefore was not part of the decision-making process for the agenda. She stated that as the area in question was a nature reserve, the item would not be agreed at the KAG. Councillor Williams added that the item in question was an unsolicited sales pitch and that he would be making a statement at the KAG meeting regarding the item.

A third member of the public addressed the Committee regarding application DM/23/2525. He stated that he was a close neighbour to the property, with the

two properties sharing an eastern flank boundary. He raised concern regarding the size of the building, the overbearing impact on the property and the obstruction it would cause to views from the property. The resident had approached the forecourt previously and stated they had been uninterested in minimising the effect on residents. He had approached Environmental Health at Mid Sussex District Council (MSDC), previously, and was concerned about an increase in noise, as the forecourt was already open 24 hours a day.

The member of the public stated that the development would increase issues, with a rise in noise, anti-social behaviour, disturbance to neighbours and an increase in litter. He stated that the proposed development being at the edge of a conservation area also meant it was an inappropriate proposal. Concerns were raised regarding congestion, impact on street parking and the impact of increased fumes.

145. [APOLOGIES FOR ABSENCE](#)

Apologies for absence had been received from Councillors David Eggleton, Graham Allen and Tofojjul Hussain.

146. [SUBSTITUTES](#)

Councillor de Souza substituted for Councillor Eggleton.
Councillor Eves substituted for Councillor Allen.
Councillor Williams substituted for Councillor Hussain.

147. [DECLARATIONS OF INTEREST](#)

Councillors Henwood 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.

Councillor Orchard declared an interest in applications DM/24/0555 and DM/24/0473 as he knew the agent.

Councillor Eves declared an interest in DM/24/0343 as she knew the applicant.

Councillor de Souza declared an interest in DM/23/2525 as he knew the applicant.

148. [CHAIRMAN'S ANNOUNCEMENTS](#)

There were none.

149. [MINUTES](#)

The Minutes of the meeting of the Planning Committee held on **Monday 11 March** 2024, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

150. 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 4 March 2024, were considered.

151. LICENSE APPLICATIONS

A license application had been received for LI/24/0348 – The Southern Co-operative Ltd, 86 Junction Road, Burgess Hill, West Sussex, RH15 0JP.

RECOMMENDATION: The Committee noted the application.

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

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

AP/24/0006 – Woodbarton, Common Lane, Ditchling, Hassocks, East Sussex, BN6 8TP. This was a fast-track appeal.

RECOMMENDATION: The Committee noted the appeal.

The Vice-Chairman raised attention to asset list created by Burgess Hill Town Council. She was to send this to the conservation officer at MSDC as they were creating a list of non-designated heritage assets.

153. Meeting terminated at 20:16 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2525

Location: Shell Burgess Hill Service Station 173 London Road Burgess Hill
Desc: Side forecourt shop extension to accommodate a new food to go area and seating use class, improved parking, relocated jet wash and associated forecourt adjustments. Description amended 08.03.2024 to include hot food takeaway use (sui generis). Flood Risk Assessment and amended plans received 22.02.2024 showing revised siting of jet wash. Tree Report received 06.03.2024.
Agent: Wyeth Projects
Wyeth Projects Services, The Cart Shed Amberley Court Old Elstead Road Milford GU8 5EB
Applicant: Motor Fuel Group Limited
10 Bricket Road St Albans AL1 3JX
Case Officer: Deborah Lynn
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concerns over the material change of use and the following points: increased noise levels, air quality, overbearing development, detrimental impact on the neighbourhood, increased traffic congestion and impact on parking availability.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0343

Location: Sixpenny Lodge Keymer Road Burgess Hill West Sussex
Desc: Front porch extension to create lobby and WC.
Agent: Mr Michael Alderton
Canning Ericson Ltd Hunters View Hamsey Road Barcombe BN8 5TG
Applicant: Mr Chris and Mrs Jess Ward
Sixpenny Lodge Keymer Road Burgess Hill West Sussex RH15 0BA
Case Officer: Peter Davies
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0552

Location: Walstead House Birchwood Grove Road Burgess Hill West Sussex

Desc: Variation of condition 2 of planning appeal AP/21/0042 (DM/21/0555) - to substitute the approved drawings 2930/2F with rev 2930/2G, 2930/3E with rev 2930/3F, and 2930/4E with rev 2930/4F.

Agent: Ms Jaye Ford
Jaye Ford Architecture, Ltd Manleys Storrington West Sussex RH20 4BT

Applicant: Adam Barker
Whistledown Birchwood Grove Road Burgess Hill RH15 0DL

Case Officer: Rachel Richardson

App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/0555

Location: 79 Janes Lane Burgess Hill West Sussex RH15 0QP

Desc: Proposed single storey and two storey rear extension. Conversion of existing attached garage into habitable accommodation. Fenestration alterations. First floor front hipped roof extension. This is a revision to the previously approved application (DM/24/0189) and it is proposed to add the first-floor front hipped roof extension to that approved application.

Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ

Applicant: Mr and Mrs Banfield
79 Janes Lane Burgess Hill West Sussex RH15 0QP

Case Officer: Hamish Evans

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/24/0585

Location: St Paul's Catholic College Jane Murray Way Burgess Hill West Sussex

Desc: Installation of new air source heat pumps to replace the existing defective gas fired boilers at the school.

Agent: Barker Associates
Barker Associates (Essex) Limited Majesty House Avenue West Skyline A120 Braintree CM77 7AA

Applicant: Mrs Vanessa Milne
St Paul's Catholic College Jane Murray Way Burgess Hill West Sussex RH15 8GA

Case Officer: Caroline Grist

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

The Committee noted the need of a noise impact assessment.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/0473

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP

Desc: Proposed single storey side/south extension and two storey side/north extension and new porch.

Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ

Applicant: Mr S Jones
89 Janes Lane Burgess Hill West Sussex RH15 0QP

Case Officer: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0537

Location: Hunters 5 Church Road Burgess Hill West Sussex
Desc: Change of use to first and second floors to create 1no. 1 bed flat and studio flat including alterations and additions to roof.
Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill
Applicant: Mr D Dix
Hunters 5 Church Road Burgess Hill West Sussex RH15 9BB
Case Officer: Andrew Horrell
App. Type: Full Application

RECOMMENDATION: The Committee noted the application and raised concerns regarding the overlooking of future developments at the Old Post Office, and the quality of the drawings. The Committee noted the request for developers to speak with each other regarding the developments.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0596

Location: 66 Church Walk Burgess Hill West Sussex
Desc: Proposed replacement of first floor windows to double glazed casement style windows to match those approved at 2nd and 3rd floor level.
Agent: Mrs Sarah Sheath
Dowsettmayhew Planning Partnership Mocatta House
Trafalgar Place Brighton BN1 4DU
Applicant: Construct One Ltd
Construct One Ltd 5-7 Station Road Longfield DA3 7QD
Case Officer: Joanne Fisher
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0625

Location: 57 Burdocks Drive Burgess Hill West Sussex RH15 0HJ
Desc: Proposed single storey rear extension. New patio doors replacing existing door and windows to rear elevation.
Agent: Mr Malcolm Avery
Places Architects Ltd Lone Oak Broad Street Cuckfield West Sussex RH17 5DX
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/0633

Location: 19 St Johns Avenue Burgess Hill West Sussex RH15 8HJ
Desc: Proposed first floor rear extension and single storey side extension.
Agent: Mr Ben Whitby
BJW Architectural 7 Erringham Road Shoreham by Sea BN43 5NQ
Applicant: Ms Liz Woodgate
19 St Johns Avenue Burgess Hill West Sussex RH15 8HJ
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/0634

Location: 5 Unicorn Way Burgess Hill West Sussex RH15 0UU
Desc: Erection of a single storey rear extension.
Agent: Mr T Sabulal Thalam
554 Mitcham Road Croydon CR0 3AA
Applicant: Mr Edwinson Mariadhas
5 Unicorn Way Burgess Hill West Sussex RH15 0UU
Case Officer: Andrew Watt
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee raised concerns that there was overdevelopment of the site and that the application contravened the following:

Mid Sussex Design Guide:

DG46 – External Amenity Space

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0637

Location: 44 Queens Crescent Burgess Hill West Sussex RH15 9EU
Desc: Proposed installation of an Air Source Heat Pump.
Applicant: Alex Herbert
44 Queens Crescent Burgess Hill West Sussex RH15 9EU
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee raised concerns regarding noise levels and stated that the area was not a suitable location for a heat pump. The Committee stated that the application contravened the following:

Mid Sussex District Plan:

DP29 – Noise, Air and Light Pollution

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/0653

Location: 28 Condor Way Burgess Hill West Sussex RH15 9QA

Desc: Proposed 3m single storey rear extension

Agent: Awwal Kazeem

Keenan Project Designs Ltd 11A Dormer Place Lemington Spa
CV32 5AA

Applicant: Gori Patel

28 Condor Way Burgess Hill West Sussex RH15 9QA

Case Officer: Peter Davies

App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0672

Location: 38 The Martlets Burgess Hill West Sussex RH15 9NN

Desc: To carry out temporary filming with the Lidl and Heights building
(unit 38 & 49) The Martlets Shopping Centre. Total of 31 days
filming over a 12-month period.

Applicant: Mr Andy Fry

Sandridge Media 5 High Street Ditchling Hassocks BN6 8SY

Case Officer: Stephen Ashdown

App. Type: Prior Not. Commercial Film Making

RECOMMENDATION: Recommend Refusal.

The Committee raised concern over the impact regarding the progression of the Urban Garden project.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/0487

Location: Woodfield House Isaacs Lane Burgess Hill West Sussex
Desc: Proposed demolition of existing dwelling house and erection of 30 dwellings with associated access, open space, landscaping and parking.
Agent: Mr James McConnell
McConnell Planning 20 Niagara Avenue Ealing London W5 4UD
Applicant: Mr Michael Birch
Bellway Homes (South London) Ltd/Homes England 1st Floor
Regent House 1-3 Queensway Redhill RH1 1QT
Case Officer: Louise Yandell
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee stated that the application contravened the following:

Mid Sussex District Plan:

DP37 – Trees, Woodland and Hedgerows, with specific mention to the loss of a category A oak (tree 41)

DP38 – Biodiversity

Mid Sussex Design Guide:

DG25 – Enhance the environment and sense of place through open spaces

DG26 – Integrate space for play into the design

The Committee raised concern regarding the lack of active travel, and requested a full unredacted preliminary ecological assessment.

The Committee requested Section 106 contributions to go towards community buildings.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0660

Location: 29 Crescent Road Burgess Hill West Sussex RH15 8EH
Desc: T1 Yew - reduce to a 2m high stump (just below hedge height to allow for regrowth) T2 Birch - Controlled sectional dismantle to ground level.
Agent: Mr Josh Steere
TTC- Total Tree Care Ltd Butlers Cottage Tower Hill Horsham
RH13 0AQ
Applicant: Mr Mark Chessher
29 Crescent Road Burgess Hill West Sussex RH15 8EH
Case Officer: Emma Rivett
App. Type: Trees in a Conservation Area

RECOMMENDATION: Objection.

The Committee raised concern over the lack of an arboricultural report.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0688

Location: 66 Church Walk Burgess Hill West Sussex

Desc: Variation of condition no. 2 of planning application DM/21/3503 - to vary the list of approved plans to allow an amendment to the stairwell window at third floor and consequential amendments to the internal layout of the flats at third floor.

Agent: Mrs. Sarah Sheath

Dowsettmayhew Planning Partnership Mocatta House Trafalgar Place Brighton BN1 4DU

Applicant: Construct One Limited 5-7 Station Road Longfield DA3 7QD

Case Officer: Joanne Fisher

App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0695

Location: 192 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Desc: Proposed external wooden structure (outbuilding) at rear of garden for use as external office and occasional visiting guest accommodation consisting of main room with small ensuite shower room.

Applicant: Mr Sean Lambourne

192 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Case Officer: Deborah Lynn

App. Type: Householder Application

RECOMMENDATION: The Committee noted the application and raised concern over lack of drainage to the property.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/0706

Location: 72 Valebridge Drive Burgess Hill West Sussex RH15 0RW

Desc: Demolition of existing conservatory, construction of new single storey side and rear flat roof extensions

Agent: Mr Daryl Gowlett

Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR

Applicant: Mr and Mrs Barker

72 Valebridge Drive Burgess Hill West Sussex RH15 0RW

Case Officer: Katherine Williams

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0725

Location: 39 Holmesdale Road Burgess Hill West Sussex RH15 9JP
Desc: Proposed loft conversion with pitched roof dormer to the North elevation and flat roof dormer to the South Elevation. Removal of the kitchen/dining room wall and addition of a new ground floor WC.
Applicant: Joe Clark
164A Herbert Road Woolwich Arsenal SE18 3PZ
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee stated that the application contravened the following:

Mid Sussex Design Guide:

DG52 – Loft conversions and roof extensions

Mid Sussex District Plan:

DP26 – Character and Design

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/0757

Location: 62 Cants Lane Burgess Hill West Sussex RH15 0LS
Desc: Proposed loft conversion with side gable and rear dormer, and removal of chimney
Agent: Mr Julian Adams
Spring Cottage Colwood Lane Warninglid RH17 5UE
Applicant: Muhammed Uddin
62 Cants Lane Burgess Hill West Sussex RH15 0LS
Case Officer: Hamish Evans
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/0761

Location: 98 Maple Drive Burgess Hill West Sussex RH15 8DJ

Desc: Proposed ground floor rear extension, internal alterations and all associated works

Agent: Mr Joshua Eves

Resi International House Canterbury Crescent Brixton London SW9 7QD

Applicant: Lisa White

98 Maple Drive Burgess Hill West Sussex RH15 8DJ

Case Officer: Peter Davies

App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.