

**MINUTES** of the **PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Monday 22 April 2024**

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

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

**Also Present:** Simon Hicks  
Anne Eves

\* *Denotes non-attendance.*

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(19.00)

**154. OPEN FORUM**

There were 11 members of the public present. 4 local residents addressed the Committee on application DM/24/0578, Land To R/O 99 Leylands Road, to build a 2-bedroom dwelling. 5 other residents were in support of the refusal of the application but did not speak, but stated they supported the comments of those who spoke.

The residents stated the property would have significant impact on neighbouring properties in Millbank and Leylands Road and raised the following concerns:

- The planning application states 'rear of 99 Leylands Road'. Whilst this was strictly correct, the build will be on land at the North end of Millbank, so access to the dwelling would be narrow and it would mean an additional access point at the turning point for Millbank which would make manoeuvres difficult along with an increase in traffic with very little parking available in Millbank.
- Deliveries and tradesmen's vehicles would cause significant issues for Millbank residents during these works, with access to the site over a driveway of a neighbouring property. Permission had not been sort of the use of the access and due to the makeup of the drive (paving block) there were concerns that permanent damage would be done to the surface.
- The height of the building would be overbearing and overcrowding for a 'Back Garden' dwelling. It would also cause a loss of privacy to several properties, as

the lay of the land was higher than properties on Leylands Road. Adding the proposed properties living room would look into a neighbouring properties bedroom.

- They were concerned that the plans were riddled with inaccuracies, such as it stated it was a single-story property, when it was in fact a two-story property.
- It was too close to the boundaries of several existing properties and there would be a significant impact on the light to the back gardens of several properties.
- Millbank already suffered with flooding issues, with residents regularly using sandbags to prevent flooding to their properties. They were concerned the loss of the land, would cause further drainage issues.
- The impact of the noise during the building of the property would be significant, with large machinery needed.

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

There were none

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

There were none.

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

Cllrs Henwood, 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.

Cllrs Eves and Foster declared a personal interest in DM/24/0578 as they knew the applicant.

**'Any observations and comments made are preliminary'**

**158. [CHAIRMAN'S ANNOUNCEMENTS](#)**

There were none.

**159. [MINUTES](#)**

The Minutes of the meeting of the Planning Committee held on **Tuesday 2<sup>nd</sup> April 2024**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**160. [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 March 2024**, were considered.

**170. LICENSE APPLICATION: MORNING & EVENING EDIT LTD**

Notification had been received from MSDC of an application to vary to opening hours of Kiosk 1, The Martlets, RH15 9NN, to sell alcohol by retail for consumption off the premises Monday to Sunday 14:00 to 23:00 hours.

The Committee had no objections to the application.

**180. Meeting terminated at 19.38 hours.**

## OBSERVATIONS

**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/24/0578

Location: Land To R/O 99 Leylands Road Burgess Hill RH15 8AA  
Desc: Demolition of existing garage and shed and erection of a 2no. bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed  
Agent: Mr Chris Barker  
ECE Planning Ltd 64-68 Brighton Road Worthing BN11 2EN  
Applicant: Remmus  
C/O Agent  
Case Officer: Caroline Grist  
App. Type: Full Application

**RECOMMENDATION: Recommend Refusal.** The Committee stated the application contravened:

Mid Sussex Design Guide;

**DG21:** Consider and allow for servicing, refuse collection and deliveries

**DG47:** Provide homes with sufficient daylight and sunlight

Mid Sussex District Plan;

**DP22:** Rights of Way and other Recreational Routes

**DP26:** Character and Design

**DP29:** Noise, Air and Light Pollution

Burgess Hill Neighbourhood Plan;

**Policy H2:** Back Garden Development

The Committee also noted there was no noise impact assessment in regard to air source heat pumps.

**Parish: Burgess Hill**

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

DM/24/0304

Location: Land Adjacent To 31A Valebridge Road Burgess Hill West Sussex  
Desc: Proposed erection of a pair of semi-detached one and two storey three-bedroom dwellings with related landscape, stores, access, tree protection and cycle sheds.  
Agent: Mr Andrew Macswayed  
Eurohaus Ltd 196 High Road Wood Green London N22 8HH  
Applicant: Mr R Jalatheepan  
C/O Eurohaus Ltd  
Case Officer: Caroline Grist  
App. Type: Full Application

**RECOMMENDATION: Recommend Refusal.** The Committee stated the application contravened:

Mid Sussex Design Guide;

**DG21:** Consider and allow for servicing, refuse collection and deliveries

Mid Sussex District Plan;

**DP22:** Rights of Way and other Recreational Routes

**DP26:** Character and Design

The Committee supported the comments of the Tree Officer and commented on the poor documentation provided by the applicants. They also added that it was unclear how the buildings would be heated, if they were to be gas fired, they were concerned it would contravene: **DG48:** Design to minimise the impact of noise, air and light pollution and **DP39:** Sustainable Design and Construction. If air heat pumps were to be installed then the Committee stated a noise impact report would be needed.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/24/0735

Location: 7 Starling Close Burgess Hill West Sussex RH15 9XR  
Desc: 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: The Committee expressed concerns that the proposed plans didn't meet the flood risk requirements.**

**Parish: Burgess Hill**

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

DM/24/0778

Location: 29 Holmesdale Road Burgess Hill West Sussex RH15 9JP  
Desc: Alterations to existing roof consisting of converting the hip to a gable & new dormer to rear roof slope  
Agent: Mr Daryl Gowlett  
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR  
Applicant: Mr and Mrs M George  
29 Holmesdale Road Burgess Hill West Sussex RH15 9JP  
Case Officer: Katherine Williams  
App. Type: Lawful Development Certificate -Proposed

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

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/24/0137

Location: 22 Sycamore Drive Burgess Hill West Sussex RH15 0GH  
Desc: Single storey rear extension. Loft conversion with two dormers and three roof lights, converting hipped roof to gable end. Bay window front extension and external porch. (amended plans received 29/02) (amended agent details 27/03) (FRA received 28/03)  
Agent: Tim Hoskins  
First Floor Office 1A Station Road Edenbridge TN8 5HP  
Applicant: Darren Clark  
22 Sycamore Drive Burgess Hill West Sussex RH15 0GH  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**RECOMMENDATION: Recommend Refusal.** The Committee felt the application contravened;

Mid Sussex Design Guide;

**DG38:** Design buildings with architectural integrity and a sense of place

**DG45:** Privacy of existing and future residents

Mid Sussex District Plan;

**DP26:** Character and Design

**DP42:** Water Infrastructure and the Water Environment

The Committee supported the comments of the Drainage Officer.

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

DM/24/0340

Location: Brendon Woodwards Close Burgess Hill West Sussex  
Desc: Demolish existing garage and replace with single storey extension to form an annexe ancillary to the main dwelling. Proposed double storey side extension. Proposed porch extension.

Agent: Mr Michael Alderton  
Hunters View Hamsey Road Barcombe BN8 5TG

Applicant: Mr Ben And Mrs Nicky Souter  
Brendon Woodwards Close Burgess Hill West Sussex RH15 0DS

Case Officer: Joanne Fisher

App. Type: Householder Application

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

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

DM/24/0716

Location: 43A St Johns Avenue Burgess Hill West Sussex RH15 8HJ  
Desc: Proposed single storey rear extension.

Agent: Mr J Darvall, 26 Chichester Road Seaford BN25 2DL

Applicant: Mr E Cole  
43A St Johns Avenue Burgess Hill West Sussex RH15 8HJ

Case Officer: Andrew Horrell

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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

DM/24/0821

Location: Rowjo 14 Oakwood Road Burgess Hill West Sussex  
Desc: Replacement of existing conservatory roof with new supalite system

Agent: Mr Daryl Gowlett  
2 Woolven Close Burgess Hill West Sussex RH15 9RR

Applicant: Mr C Gush  
Rowjo 14 Oakwood Road Burgess Hill West Sussex RH15 0HZ

Case Officer: Peter Davies

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**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 and rear dormer.  
(Amended Description 10.04.24)  
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.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/24/0732

Location: Waves Car Wash Tesco Stores Ltd Jane Murray Way Burgess Hill  
Desc: Installation of Jet Wash Bay with 1.8m high screens and Car  
Vacuum Bay.  
Agent: Mr Graham Adcock  
Adcock Associates Elta House Birmingham Road Stratford Upon  
Avon CV37 0AQ  
Applicant: Tesco Plc, Tesco Plc Tesco House Shire Park Kestrel Way  
Welwyn Garden City AL7 1GA  
Case Officer: Andrew Horrell  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/24/0855

Location: 6 Maple Close Burgess Hill West Sussex RH15 8HP  
Desc: Proposed single storey rear extension, conversion of part of  
garage to habitable use, associated internal alterations  
Agent: Mr Tony Dance, A.D.Architectural Design Ltd Chepstow Chapel  
Lane Forest Row RH18 5BU  
Applicant: Nicola Mayer  
6 Maple Close Burgess Hill West Sussex RH15 8HP  
Case Officer: Caroline Grist  
App. Type: Householder Application

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

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/24/0921

Location: Land to the Rear Of 13 And 14 Franklands Way Burgess Hill West  
Sussex

Desc: T3 Oak - Remove (fell) to near ground level. Owner to physically  
remove any regrowth.

Agent: Mrs Vicki Harrison  
MWA Arboriculture Ltd Unit 8 Stephenson House Horsley  
Business Centre Horsley NE15 0NY

Applicant: Mr Chris Davies, Crawford and Company Tottle Road Riverside  
Business Park Nottingham NG2 1RT

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objection.**