

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Tuesday 25 June 2024**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

Graham Allen
Diane Black
Matthew Cornish
Tofojjul Hussain
John Orchard*

Also Present: Brenda Williams

* *Denotes non-attendance.*

(19.00)

200. [OPEN FORUM](#)

There was one member of the public present.

The member of the public spoke on DM/24/1254, giving the Committee an overview of the site and the application, explaining that objections were not from immediate neighbours. He stated that there would be ample off-road parking space in front of the property and that the garden was shielded.

Councillor Henwood asked how people would access the back garden. It was explained that the entry point would be through the garage block at the side of the house.

201. [APOLOGIES FOR ABSENCE](#)

Apologies for absence had been received from Councillor John Orchard.

202. [SUBSTITUTES](#)

Councillor Brenda Williams substituted for Councillor John Orchard.

203. [DECLARATIONS OF INTEREST](#)

Councillors Tofojjul Hussain and Janice Henwood 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.

204. CHAIRMAN'S ANNOUNCEMENTS

Notification had been received regarding the Election of Town and Country Planning Association (TCPA) Trustees and Policy Council members. Councillor Eggleton would be circulating information to the Committee and seeking a response by the end of that week.

205. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 3 June** 2024, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

206. 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 May 2024, were considered.

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

Notification had been received that the following appeal had been made to the Planning Inspectorate:

AP/24/0031 – 79 Janes Lane, Burgess Hill, RH15 0QP.

The following appeal had been decided by the Planning Inspectorate:

AP/24/0017 – Broadlands, Keymer Road, Burgess Hill RH15 0BA. The appeal was dismissed.

RESOLVED that: The Committee noted the appeals.

208. LICENSE APPLICATIONS

LI/24/0794 - A license application had been received for Block & Gasket, 23 Church Road, Burgess Hill, West Sussex RH15 9BB.

RECOMMENDATION: The Committee noted the application.

209. Meeting terminated at 19:40 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0285

Location: 2 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Desc: Proposed new single storey two-bedroom dwelling on north/rear section of existing garden, with new vehicular access from adjacent Keymer Road. Amended plans received 26.04.2024 showing increase in plot size and revised position of dwelling and parking spaces. Updated tree report received 22.05.2024 and updated bat assessment received 28.05.2024.
Agent: Andy Parsons
Hampson Architects Gemini House 136-140 Old Shoreham Road Hove East Sussex BN3 7BD
Applicant: Mr David Shoolheifer
2 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Case Officer: Deborah Lynn
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee stated that the application contravened the following:

Mid Sussex District Plan:

DP26 – Character and Design

Mid Sussex Design Guide

DG46 – Provide attractive and usable external amenity space for all homes

Burgess Hill Neighbourhood Plan

H2 – Back Garden Development

H3 – Protect Areas of Townscape Value

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1258

Location: 23 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Desc: Proposed single storey rear extension, new link between existing garage and main house, and part conversion of existing garage.
Agent: Mr Ashley Phillips
Spruce Architecture Unit E Glennys Estate 158 Latimer Road Eastbourne BN22 7ET
Applicant: Mr Gavin Parker
23 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee regretted the loss of a garage.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/1288

Location: 93 Valebridge Road Burgess Hill West Sussex RH15 0RR
Desc: Proposed front porch
Agent: Chris Jones
Holly Tree House Cuckfield Road Burgess Hill West Sussex RH15 8RE
Applicant: Mrs Fiby George
93 Valebridge Road Burgess Hill West Sussex RH15 0RR
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1294

Location: 8 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: (T1) Ash - Fell
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint BN6 9RW
Applicant: Tim Steven
8 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: Objection.

The Committee expressed concerns over the lack of an arboricultural report.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/1297

Location: 25 Chestnut Close Burgess Hill West Sussex RH15 8HN
Desc: T1 Ash fell to 4m standing stem.
Agent: Justin Lee
37A Cuckfield Road Hurstpierpoint West Sussex BN6 9RW
Applicant: Carol Dempsey
25 Chestnut Close Burgess Hill West Sussex RH15 8HN
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1333

Location: Land East of Keymer Road and South of Folders Lane Burgess Hill West Sussex

Desc: Discharge of condition 2 in relation to DM/22/3049

Applicant: Thakeham Homes Ltd & Charles Church Developments Ltd
Thakeham House Summers Place Stane Street Billingshurst
RH14 9GN

Case Officer: Stephen Ashdown

App. Type: Approval of Detail reserved by condition

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/1262

Location: 12 Firtoft Close Burgess Hill West Sussex RH15 8EE

Desc: Proposed Single storey front extension and single storey garage extension to the front elevation. Mock Tudor fascia to front elevation at first floor level and smooth render infill and finish to existing rear elevation.

Agent: Mr Adrian Walsh
AD Walsh Developments Alescroft Lewes Road Scaynes Hill
Haywards Heath West Sussex RH17 7PG

Applicant: Mr and Mrs S Fernley
12 Firtoft Close Burgess Hill West Sussex RH15 8EE

Case Officer: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/24/1320

Location: 2 The Oaks Burgess Hill West Sussex RH15 9XP

Desc: Conversion of existing double garage into habitable accommodation (one bedroom with an ensuite shower room), installation of new windows.

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

Applicant: Mr and Mrs Chappell
2 The Oaks Burgess Hill West Sussex RH15 9XP

Case Officer: Katherine Williams

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee regretted the loss of a garage.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/1336

Location: 61 Nightingale Lane Burgess Hill West Sussex RH15 9JH

Desc: Proposed single storey rear extension and porch

Agent: Mr Daryl Gowlett

Clive Voller Associates 2 Woolven Close Burgess Hill West
Sussex RH15 9RR

Applicant: Mr and Mrs Wyborn

61 Nightingale Lane Burgess Hill West Sussex RH15 9JH

Case Officer: Anna Tidey

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/1354

Location: 17 Park Road Burgess Hill West Sussex RH15 8EU

Desc: Variation of condition 2 of planning application DM/23/1520 - To
allow design changes.

Agent: Archangels ARCHITECTS Ltd

Suite 7 An 8, 5th Floor Vantage Point Brighton New England
Road Brighton BN1 4GW

Applicant: Ms Lisa Goatcher

17 Park Road Burgess Hill West Sussex RH15 8EU

Case Officer: Andrew Watt

App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/24/1356

Location: Copper Beech Malthouse Lane Burgess Hill West Sussex

Desc: G1 Lime - trim all branches by approximately 3-4 metres, to
reduce overall crown to approximately 8 metres above ground
level. G2 Horse Chestnut - Fell. G3 Lime Trim back all
branches by approximately 3-4 metres to reduce overall crown
to approximately 8 metres above ground level.

Applicant: Mrs Debbie Thomas

Copper Beech Malthouse Lane Burgess Hill West Sussex RH15
9XA

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection to G1 and G3. Objection to G2.

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

DM/24/1369

Location: 70 Kings Way Burgess Hill West Sussex RH15 0TP
Desc: Installation of a root barrier which will remove small fibrous roots to facilitate installation and retain the tree.
Agent: Mr Keiron Hart
Tamlia Trees Ltd Vintners Fugelmere Road Fleet GU51 3BB
Applicant: William Hunt Consulting
Seven Stars House 1 Wheler Road Coventry CV3 4LB
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/1385

Location: 9 Shotters Burgess Hill West Sussex RH15 9QE
Desc: Oak Tree (T1) - Crown Lift by removing 3x Limbs to give a clearance of 3 metres.
Agent: Mr Josh Steere
TTC- Total Tree Care Ltd Butlers Cottage Tower Hill Horsham RH13 0AQ
Applicant: Mr Steve Lowe
9 Shotters Burgess Hill West Sussex RH15 9QE
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

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. Tree report and amended plans received 10.06.2024 showing revised position and size of outbuilding.
Applicant: Mr Sean Lambourne
192 Chanctonbury Road Burgess Hill West Sussex RH15 9HN
Case Officer: Deborah Lynn
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/24/1254

Location: 189 Leylands Road Burgess Hill West Sussex RH15 8HR
Desc: Erection of a 14-pen cattery outbuilding (accommodating up to 28 cats) within the rear garden and conversion of a single garage to form a reception/food preparation area ancillary to the cattery. Management Plan received 10.06.2024 concerning noise, odour and ventilation.
Applicant: Mrs Tina Jones
189 Leylands Road Burgess Hill West Sussex RH15 8HR
Case Officer: Deborah Lynn
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/1310

Location: Consort Frozen Foods Ltd Unit F And Unit 1 Consort Way Burgess Hill
Desc: Provision of new and altered fenestration in locations as indicated on plans, increasing height and width of the existing single storey link between units F and 1, installation of 4 No condensers within enlarged cage, decoration and remedial works to facade, and internal alterations.
Agent: Mr Stephen Manning Gould Baxter 2 Lucastes Mews Paddockhall Road Haywards Heath RH16 1HE
Applicant: A Rewell Consort Frozen Foods Ltd Consort Way Burgess Hill West Sussex RH15 9TJ
Case Officer: Andrew Watt
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/24/1313

Location: 2 Consort Way Burgess Hill West Sussex RH15 9TJ
Desc: Provision of new/ altered fenestration in locations as indicated, installation of 212 PV panels to existing roof slope producing 106 kWp, demolition of canopy, decoration/ remedial works to facade, and internal alterations.
Agent: Mr Stephen Manning
Gould Baxter 2 Lucastes Mews Paddockhall Road Haywards Heath RH16 1HE
Applicant: A Rewell
Consort Frozen Foods Ltd Consort Way Burgess Hill RH15 9TJ
Case Officer: Andrew Watt
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/1370

Location: 21 The Holt Burgess Hill West Sussex RH15 0RF

Desc: Install heat pump outside the front of the property.

Applicant: Mr Richard Phillips

21 The Holt Burgess Hill West Sussex RH15 0RF

Case Officer: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: The Committee noted the application.

The Committee requested a noise impact assessment.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/1371

Location: 22 Nye Road Burgess Hill West Sussex RH15 0JY

Desc: Proposed single storey rear extension to replace the existing structure

Agent: Mr Russell Wooden

Eleven Folders Close Burgess Hill RH15 0TA

Applicant: Mrs Alexandra Stubbings

22 Nye Road Burgess Hill West Sussex RH15 0JY

Case Officer: Hamish Evans

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/1451

Location: 23 Woodleigh Road Burgess Hill West Sussex RH15 0PB

Desc: Proposed new front porch.

Agent: Jaimie Blomqvist

Storm House 4 Union Place Worthing East Sussex BN11 1LG

Applicant: Tom Barton

23 Woodleigh Road Burgess Hill West Sussex RH15 0PB

Case Officer: Anna Tidey

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.
