

**MINUTES** of the **PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Tuesday 27 August 2024**

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

Graham Allen  
Diane Black  
Matthew Cornish \*  
Tofojjul Hussain \*  
John Orchard \*

**Also Present:** Anne Eves  
Brenda Williams  
Peter Williams

\* *Denotes non-attendance.*

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(19.00)

**234. OPEN FORUM**

There were no members of the public present.

**235. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Matthew Cornish, John Orchard and Tofojjul Hussain.

**236. SUBSTITUTES**

Councillor Anne Eves substituted for Councillor Matthew Cornish, Councillor Brenda Williams for Councillor John Orchard and Councillor Peter Williams for Councillor Tofojjul Hussain.

**237. DECLARATIONS OF INTEREST**

Councillor Janice Henwood 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.

**238. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**239. MINUTES**

The Minutes of the meeting of the Planning Committee held on **Monday 5 August** 2024, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**240. 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 31 July 2024, were considered.

**241. LICENSE APPLICATIONS**

A license application had been received for LI/24/1018 – Smoques, 33 Station Road, Burgess Hill, West Sussex, RH15 9DE. End date for representations: 28 August 2024.

A pavement licence had been received for LI/24/1109 - Buon Appetito, 169 - 171 London Road, Burgess Hill, West Sussex, RH15 8LH - End date for representations: 29 August 2024

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

**242. Meeting terminated at 19.31 hours.**

## OBSERVATIONS

**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/23/0747

Location: Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Desc: Planning application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 4 (approved plans) and 5 (approved parameter plans) of planning permission DM/21/3279 (itself a section 73 approval that permitted a variation of the conditions attached to planning permission DM/18/5114), to allow amendments to the planning application site boundary and the Access and Movement Parameter Plan (004) to clarify the approach to the Green Superhighway link over and in the vicinity of the western bridge on the Northern Arc Avenue (amended plans received clarifying route of Green Superhighway).

Agent: Miss Elena Butterworth, AECOM 8th Floor Aldgate Tower 2 Lemon Street London E1 8FA

Applicant: Homes England, C/O Agent

Case Officer: Louise Yandell

App. Type: Removal/Variation of Condition

**RECOMMENDATION: Recommend Approval.**

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**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 (Amended plans/documents received amending the site location plan and the red line boundary of the application).  
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 expressed concerns regarding the application and stated that it contravened the following:

**Mid Sussex District Plan:**

**DP26** – Character and Design

**DP37** – Trees, Woodland and Hedgerows

**DP38** – Biodiversity

**DP31** – Affordable Housing (The Committee were concerned that the affordable housing was not well-integrated into the development and was located in an area where it was likely to be noisy.)

**Mid Sussex Design Guide:**

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

**DG26** – Integrate space for play into the design

**DG46** – Provide attractive and useable external amenity space for all homes

**DG48** – Design to minimise the impact of noise, air and light pollution

The Committee expressed concern over a lack of internal ventilation, stating that a design necessitating windows that could not open due to the location of the application was not of high quality and would have a detrimental impact on future residents.

The Committee expressed concern over a lack of an arboricultural report, with specific mention of the Category A Oak: T41. They stated that they supported the tree officer's recommendations.

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

DM/24/1642

Location: 197 Lower Church Road Burgess Hill West Sussex RH15 9AA  
Desc: Retrospective permission for the installation of external extract ductwork  
Agent: Mr Alistair Dodd, Citibase Brighton 95 Ditchling Road Brighton BN1 4ST  
Applicant: Mr Jinesh Patel  
2 St Abuyns Hove BN3 2TB  
Case Officer: Anna Tidey  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.** The Committee regretted the retrospective nature of application.

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**Parish: Burgess Hill****Ward: Burgess Hill - Dunstall**

DM/24/1671

Location: 37 Bramble Gardens Burgess Hill West Sussex RH15 8UQ  
Desc: Removal of existing conservatory, new single storey rear extension.  
Agent: Buchan Rum Architects Ltd  
9 Savill Road Lindfield RH16 2NY  
Applicant: Ruhomally  
37 Bramble Gardens Burgess Hill West Sussex RH15 8UQ  
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/24/1758

Location: 93 Valebridge Road Burgess Hill West Sussex RH15 0RR  
Desc: Retrospective application for two front dormers  
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: Householder Application

**RECOMMENDATION: Recommend Approval.** The Committee regretted the retrospective nature of application.

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

DM/24/1793

Location: Land North of Woodfield Bungalow Isaacs Lane Burgess Hill West Sussex

Desc: The decommissioning of the existing septic tanks and associated drainage and the construction of a temporary above ground cess pool tank and drainage pipes, prior to the final connection to the future housing drainage scheme in the Woodfield House land parcel

Agent: Ms Niamh McDevitt  
AECOM Aldgate Tower 2 Leman Street London E1 8FA

Applicant: Nicholas Milner  
Homes England C/O Agent

Case Officer: Louise Yandell

App. Type: Full Application

**RECOMMENDATION: Recommend Approval.**

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

DM/24/1832

Location: 24 The Ridings Burgess Hill West Sussex RH15 0LW

Desc: Demolition of existing single storey flat roofed porch and erection of new enlarged porch with pitched roof

Agent: Mr Alex Beattie, Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP

Applicant: Mrs Linda Foster  
24 The Ridings Burgess Hill West Sussex RH15 0LW

Case Officer: Katherine Williams

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill****Ward: Burgess Hill - Dunstall**

DM/24/1863

Location: Land Adj 7 Foxglove Close Burgess Hill West Sussex RH15 8UY

Desc: Remove two low limbs on north side of the tree back to main branch structure as resting on substation roof. Crown raise any remaining side lateral branches to create a 1.5m clearance from roof.

Agent: Mr David Mitchell  
Hollybank House Forward Green IP14 5HU

Applicant: Stubbins  
Electricity Sub Station Burgess Hill West Sussex RH15 8UY

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objections.**

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

DM/24/1867

Location: Mellow Cottage Keymer Road Burgess Hill West Sussex  
Desc: Hornbeam - reduce height by approximately 3m and reduce remaining crown by 1m.  
Agent: Mr Adam Lowndes-Butler, Liquidamber Tree Surgery Ltd 6 Staples Barn Henfield BN5 9PN  
Applicant: Karen Short, Mellow Cottage Keymer Road Burgess Hill West Sussex RH15 0AH  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**RECOMMENDATION: No Objections**

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**Parish: Burgess Hill****Ward: Burgess Hill - Dunstall**

DM/24/0222

Location: Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve in The East And, Goddard's Green Waste Water Treatment Works in The West  
Desc: The construction and operation of a regional SuDS Pond (Pond 22) and associated drainage infrastructure to provide surface water attenuation and treatment linked to a sub catchment within drainage network 9.2 of the Northern Arc Regional Surface Water Masterplan including tree removal and hard and soft landscaping, including replacement tree planting.  
Agent: Miss Elena Butterworth, AECOM 8th Floor Aldgate Tower 2 Lemon Street London E1 8FA  
Applicant: Homes England, C/O Agent  
Case Officer: Louise Yandell  
App. Type: Reserved Matters Application

**RECOMMENDATION: The Committee noted the application**, stating they supported the Tree Officer's report and suggested the need for a **SEMP** (Social and **Environmental** Management Plan).

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

DM/24/1232

Location: 2 Janes Close Burgess Hill West Sussex RH15 0QH  
Desc: Proposed two storey side extension and single storey front extension, all to match the existing dwelling. (Amended plans received 05/08)  
Agent: Mr Stuart Beckett, Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ  
Applicant: Mr and Mrs S Farrant 2 Janes Close Burgess Hill West Sussex RH15 0QH  
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/24/1635

Location: Neyo Dental Specialists 24 Church Road Burgess Hill West Sussex  
Desc: Retrospective application for change of colour of doors and windows and composite cladding to the front and rear elevation.  
Agent: Mr Christopher Jones, Holly Tree House Cuckfield Road Burgess Hill West Sussex RH15 8RE  
Applicant: Mr Neil Woodhouse and Yogesh Wadher, Neyo Dental Specialists 24 Church Road Burgess Hill West Sussex RH15 9AE  
Case Officer: Peter Davies  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.** The Committee regretted the retrospective nature of application.

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

DM/24/1789

Location: Ashgarth 1B Park Road Burgess Hill West Sussex  
Desc: 1 X weeping willow crown to be reduced by approx. 6m back to previous pruning points. 1 x red beech crown to be reduced by approx. 3m to previous pruning points.  
Applicant: Ms Philippa Loader, Ashgarth 1B Park Road Burgess Hill West Sussex RH15 8EU  
Case Officer: Emma Rivett  
App. Type: Trees in a Conservation Area

**RECOMMENDATION: No Objections.**

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

DM/24/1871

Location: 61 Chanctonbury Road Burgess Hill West Sussex RH15 9EX  
Desc: Proposal to replace existing conservatory to rear with a brick/block-built extension. Erection of a porch/shower room to the front elevation.  
Agent: Mr M A Perry, C.H. Planning and Sales Crofton Retail Centre 112 Stubbington Lane Fareham Hants PO14 2PE  
Applicant: Mr M Cornwall, 61 Chanctonbury Road Burgess Hill RH15 9EX  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval**

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

DM/24/1886

Location: 2 Bartlett Close Burgess Hill West Sussex RH15 0AT  
Desc: Variation of condition 2 in relation to planning application DM/23/1147 - Amendments to incorporate new design submissions.  
Agent: Riverdale Developments Ltd, Riverdale House Unit 1 Beverley Trading Estate 190-192 Garth Road Morden SM4 4LU  
Applicant: Mr David Haley, Riverdale Developments Ltd Riverdale House Unit 1 Beverley Trading Estate 190-192 Garth Road Morden SM4 4LU  
Case Officer: Rachel Richardson  
App. Type: Removal/Variation of Condition

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/24/1888

Location: 45 Silverdale Road Burgess Hill West Sussex RH15 0ED  
Desc: Demolition of the existing building and erection of a pair of 2-storey 4-bedroom semi-detached houses.  
Agent: Viktor Rohacs  
Rohacs Architects Ltd 64B Grange Road Sutton SM2 6SN  
Applicant: Miss Jo-Ann Gumb  
36 Downs Wood Epsom KT18 5UL  
Case Officer: Katherine Williams  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.** The Committee suggested that the applicant made use of a south facing roof by installing Photovoltaic (PV) technologies.

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**Parish: Burgess Hill**

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

DM/24/1908

Location: Land Adjacent To 64 Park Road Burgess Hill West Sussex RH15 8ET  
Desc: Tilia x europaea (ref No: 1010000) - Re-pollard, remove epicormic growth and remove basal growth.  
Applicant: Mr Marcus Du Preeze, West Sussex County Council Highways Depot  
Pookbourne Lane Sayers Common West Sussex BN6 9HD  
Case Officer: Emma Rivett  
App. Type: Trees in a Conservation Area

**RECOMMENDATION: No Objections.**

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**Parish: Burgess Hill**

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

DM/24/1923

Location: 23 Crescent Road Burgess Hill West Sussex RH15 8EH  
Desc: Tree A: Ornamental Pear - Reduce crown by 2 metres Tree B: Red maple - Reduce crown by 1 metre Tree C: Liquid amber - Reduce crown by 2 metres Tree D: Silver Birch - Reduce crown by 2 metres  
Applicant: Mr Keith Stevenson  
23 Crescent Road Burgess Hill West Sussex RH15 8EH  
Case Officer: Emma Rivett  
App. Type: Trees in a Conservation Area

**RECOMMENDATION: The Committee noted the application** and commented on the poor quality of diagrams provided with the application.

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

DM/24/1670

Location: 5 Clayton Drive Burgess Hill West Sussex RH15 9HH  
Desc: Proposed loft conversion, hip to gable roof enlargements, two storey rear extension and associated alterations  
Agent: Mr David Mott, Dma Building Designs Unit 4b Rudgwick Brickworks Lynwick Street Rudgwick Rh12 3dh  
Applicant: Awcock, VBMC Building Development Ltd 33 Holm Oaks Cowfold RH13 8AQ  
Case Officer: Katherine Williams  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval**

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

DM/24/1811

Location: 55 Chanctonbury Road Burgess Hill West Sussex RH15 9EX  
Desc: Single storey rear extension  
Agent: Mr Simon Burrows, Si-Tec Plans Ltd The Lodge Bramshill Road Eversley Hook RG27 0PT  
Applicant: Mr And Mrs Baldock  
55 Chanctonbury Road Burgess Hill West Sussex RH15 9EX  
Case Officer: Stefan Galyas  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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

DM/24/1917

Location: 20 Janes Lane Burgess Hill West Sussex RH15 0QR  
Desc: Proposed first floor extension at rear with amendments to planning approval DM/22/3319  
Agent: Mr Clive Stillman  
Delavals Design Heron House Laughton Road Ringmer BN8 5UT  
Applicant: Ms L Partheniou, C/O Agent  
Case Officer: Anna Tidey  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill****Ward: Burgess Hill - Victoria**

DM/24/1955

Location: 1 Poveys Close Burgess Hill West Sussex RH15 9TA  
Desc: Oak Tree - Reduce Crown by up to 2metres.  
Applicant: Mr Kevin Allen, 1 Poveys Close Burgess Hill West Sussex RH15 9TA  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**RECOMMENDATION: The Committee noted the application** but were unable to pass proper comment due to the poor quality of diagrams provided, with reference to two different locations and the lack of an arboricultural report.

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