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**Draft Minutes of the meeting of the Planning Committee meeting held in the Anzac Room, Community House on 28<sup>th</sup> April 2026 at 7:30pm.**

**Present:** Cllr Campbell (Vice Chair), Cllr Gallagher, Cllr Wood and Cllr Rosser

**Officers:** Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Committees & Assistant Projects Officer)

1 member of the public was in attendance.

**1 PH2566 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 19:30, mentioned the Civility and Respect statement and the fire-procedure, reminded committee of the mobile phone protocol, that the meeting was being recorded, of the public questions session and the 3-minute speaking rule.

**2 PH2567 PUBLIC QUESTIONS**

There were no public questions.

**3 PH2568 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

There were the following apologies from members:-

- Cllr Sharkey
- Cllr Davies, with Cllr Gallagher substituting
- Cllr Gordon-Garrett

**4 PH2569 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interest.

**5 PH2570 TO ADOPT THE MINUTES FROM THE 7<sup>TH</sup> APRIL 2026**

Cllrs Gallagher and Wood queried which comments in general were sent to LDC, whereby the Meetings & Projects Officer clarified they were the minuted ones against each agenda item, and that in connection with the last meeting, LDC were also asked to note the minutes under PH2558 Public Questions, in relation to item PH2563 LW/26/0091.

Cllr Gallagher raised that specifically for item PH2563 LW/26/0091 they would have liked for all comments to be provided to LDC, along with the resolution, as they were so crucial and relevant to the NDP, for instance that the development was all taken, and its marketing had taken place in Burgess Hill, and that it was in breach of the NDP.

Cllr Wood also emphasised the importance of providing comments made by members.

The Chair suggested that officers reiterate to the LDC officers that members had expressed that there had been insufficient emphasis on the issues relating to 81-83 South Coast Road item PH2563 LW/26/0091.

**Proposed by:** Cllr Wood                      **Seconded by:** Cllr Rosser  
Committee **resolved** to **adopt** the minutes.

**6 PH2571 TO NOTE AND REVIEW THE COMMITTEE'S BUDGETARY REPORT**

The report was **noted**.

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**7 PH2572 TO NOTE SUBMISSION OF YELLOW LINE REQUESTS & POTHOLE REPORTING**

The Chair thanked the Committees officer for the comprehensive report, and Cllrs Rosser and Gallagher agreed.

Clarification was made between the yearly submission to LDC for the new yellow lines submission and the ongoing rolling submissions to LDC for repainting of markings.

Cllr Campbell commented that for the refreshing of double yellow lines there would be a future programme.

The report was **noted**.

**8 PH2573 TO AGREE AMENDMENTS TO THE PLANNING COMMITTEE – CODE OF GOOD PRACTICE**

Cllr Gallagher commented that it was not clear what the amendments were.

It was proposed to agree the amendments to the Planning Committee Code of Good Practice.  
Proposed by: Cllr Rosser      Seconded by: Cllr Wood  
All in **favour**.

**9 PH2574 TO NOTE ESCC'S NEWLY DEVELOPED TOWN AND PARISH COUNCIL ROAD SAFETY TOOL KIT**

Cllr Gallagher commented that it was an excellent document that could be used by the Planning Committee, and the Meetings & Projects Officer confirmed it would be double checked that all members, including the public safety group, had received a copy. It was suggested that a colour paper copy be made available too.

The Road Safety Tool Kit was **noted**.

**10 PH2575 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

- a. Public Safety Group – 23<sup>rd</sup> March 2026  
No further updates were made.
- b. Pedestrian Crossings & Islands TFG  
No further updates were made.
- c. Cycle route TFG  
The Chair commented that preliminary discussions had taken place.

**11 TO COMMENT on the following Planning applications as follows:-**

Item **PH2576 LW/26/0165** 12 Jason Close and **PH2577 LW/26/0166** 14 Jason Close were taken together.

It was proposed to **support** the application  
**Proposed by:** Cllr Gallagher      **Seconded by:** Cllr Wood  
Committee resolved to **support** the application.

**PH2578 LW/26/0126** 98 South Coast Road

Members discussed that a new vehicle crossover would exit onto the South Coast Road MRN; would be located near to a pedestrian crossing and a bus stop; already had sideroad crossover access; and biodiversity was located at the proposed crossover location. It was discussed that a neighbour's property had vehicle crossover onto the MRN as they did not have sideroad access, that Highways regulations stipulated a 50m clear view in both directions, that an aim of a MRN designation was to reduce stop-start traffic, and a member raised concern over potential future long-term development.

It was proposed to **object** to the application on the grounds that access would be straight onto the South Coast Road MRN, there was no Highways report on the issue of a new vehicle crossover onto

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the MRN, there would be a loss of biodiversity, and there being concerns with the proposed high fencing.

**Proposed by:** Cllr Gallagher      **Seconded by:** Cllr Wood  
Committee resolved to **object** to the application.  
1 member abstained

**PH2579 LW/26/0073** Sweetwater 26 Blakeney Avenue

It was commented that a lot of the proposed development had already gone ahead, that lorry loads of MOT had been dumped over the past few weeks, that strong light and noise were prevalent, and that stables were already there. A member clarified that the proposal had been worked on with LDC officers to an acceptable stage, and that there was recognition by LDC of the work that had already been carried out.

A member discussed there being no grazing area for the horses, no paddock and that it was all concrete.

It was proposed to support the application provided that enforcement and planning officers were satisfied that the works had been carried out in accordance with the policies set out in the letter dated 1<sup>st</sup> April.

**Proposed by:** Cllr Gallagher      **Seconded by:** Cllr Rosser  
1 member objected to the application  
1 member abstained  
Committee resolved to **support** the application.

Members asked for it to be noted that enforcement had not been adequate in the past and lorry loads of MOT had been dumped.

**PH2580 LW/26/0182** 124 Hoddern Avenue

Members commented that the documents were confusing, and that there was insufficient information.

**No comment** was made.

**12 PH2581 TO NOTE PLANNING COMPLAINTS**

Committee **noted** the Planning complaints

**13 PH2582 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.**

In relation to EV chargers and the Car Club space Cllr Gallagher queried whether anyone had noticed related markings in the Steyning Road car park, and it was suggested that an officer make an enquiry to LDC and enquire what speed the EV charger will be.

The Chair clarified that the black cat item was with P&F committee.

**14 PH2583 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 19<sup>th</sup> May 2026 AT 6.15PM**

The next meeting was **agreed**.

*There being no further business, the meeting was closed at 20:38*

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