

Mr Graham Mackman
Mr Phil Angora
Frowsbury Projects
Office 3
Stronsay Business Centre
Tilford Road
Hindhead
GU26 6UG

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/25/0898

DESCRIPTION: DISCHARGE OF CONDITION NOS 3, 5, 9, 11 AND 12 RELATING TO PLANNING APPLICATION DM/23/2525

LOCATION: SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

DECISION DATE: 24 JUN 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 1st April 2025.

The Authority has considered your application, and I can confirm the following:-

Conditions:

9. The submitted Specification & EMAQ Report by Purified Air dated 16th June 2024, is considered acceptable. I hereby discharge condition 9 attached to planning reference DM/23/2525.

INFORMATIVES

1. In respect of condition 9, while it is somewhat unusual to have an odour control system without any form of pre-filtration, the low risk identified and the professional recommendation from Purified Air support approval in this case. However, should the Council receive any odour complaints, we will be obligated to investigate for statutory odour nuisance and take appropriate enforcement action if necessary.

2. Condition 10 of the approval states:

'The development hereby permitted shall not be brought into use unless and until all mitigation measures recommended in the Noise Impact Assessment by Sound Solution Consultants, dated the 25/06/2024, reference 41275-R2, have been fully implemented. The acoustic screen to the new combi unit shall be installed in accordance with plans and details to be submitted to and approved in writing by the local planning authority and shall be retained for the duration of the combi unit remaining in place.'

This was not included in the description of this application and has therefore not been considered. A separate application for the discharge of condition will need to be submitted for consideration prior to the development being brought into use.



Ann Biggs
Assistant Director Planning and Sustainable Economy

PEDCOZ