



BURGESS HILL TOWN COUNCIL

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12 September 2007

To: **MEMBERS OF THE PLANNING & TRANSPORT COMMITTEE**

A **MEETING** of the **PLANNING & TRANSPORT COMMITTEE** will be held in the Council Chamber on **MONDAY, 17 SEPTEMBER 2007** at **19.00 hours**, when your attendance is required.

David Carden
Town Clerk

A G E N D A

1. **OPEN FORUM**

Members of the public are invited to put questions or to draw relevant matters to the Council's attention, prior to the commencement of business. This is for a period of up to fifteen minutes and shall be limited to three minutes per person.

2. **APOLOGIES FOR ABSENCE**

Apologies for absence have been received from Tony Balsdon and Denis Jones.

3. **SUBSTITUTES**

Members of the Planning & Transport Committee – Tony Balsdon, Simon Hicks, Denis Jones, Sue Knight, Jacqui Landriani, Ronnie Paulsen and Ian Simpson.

4. **DECLARATIONS OF INTEREST**

In respect of any matter on the agenda.

5. **CHAIRMAN'S ANNOUNCEMENTS**

6. **MINUTES**

To consider the Minutes of the meeting of the Planning & Transport Committee held on Monday, 3 September 2007 (copy previously circulated).

7. **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 3 September 2007, to be considered.

NOTE: The Committee are reminded that when considering these applications they should bear in mind the implications of the Town Council's Environmental Charter.

SCHEDULE OF APPLICATIONS

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 21 September 2007.

BH.07.01154.COND (LW) MEEDS WARD

125 Junction Road (Ian Herron)

Propose to remove condition no. 4 from the approved application BH.281.87. Condition 4 reads, 'The permission for the production suite shall enure for the benefit of Mr I Herron as occupier of 125 Junction Road, Burgess Hill, and shall not enure for the benefit of the land.'

BH.07.02273.FUL (LW) DUNSTALL WARD

Land Rear of 95 London Road (R Barnes)

Provide 4-3 bedroom houses with gardens and car parking spaces to the front.

NOTE: The previous history is as follows:

BH.04.01703.OUT - An application for a proposed 4 bed chalet bungalow with detached double garage was considered by this Council in August 2004 when the following comments were made:

“Recommend Refusal. The track access is very unsuitable for a development of this nature. The proposed development would prevent emergency vehicles being able to reach the surrounding locality, including properties in Fairlea Close and Fairfield Road. It is also noted that the strip of land which is used as a parking area by residents of Fairlea Close has operated in this manner for 40 years.”

Mid Sussex District Council REFUSED this application in October 2004.

An Appeal was lodged on 17 December 2004. This was DISMISSED on 20 May 2005.

BH.05.00741.FUL - An application for a car park for use of 2 flats and post office shop staff, creation of track to allow access to land for clearance and maintenance to prevent mud being carried onto nearby highway and roads was originally considered on 9 May 2005 when **approval** was recommended.

Mid Sussex District Council APPROVED the Amended Plans to this application in June 2005.

BH.05.00741.FUL.AP - an application for a car park for use of 2 flats and post office shop staff, creation of track to allow access to land for clearance and maintenance to prevent mud being carried onto nearby highway and roads. Amended plans, showing change of layout to parking and parking area enclosed by fence, were considered by this Council in June 2005 when APPROVAL was recommended.

Mid Sussex District Council APPROVED this application in June 2005.

BH.05.02160.OUT - an application for a proposed 4 bed chalet bungalow with detached double garage was considered by this Council in October 2005 when the following comments were made:

“Recommend Refusal. The track access is very unsuitable for a development of this nature. The proposed development would prevent emergency vehicles being able to reach the surrounding locality, including properties in Fairlea Close and Fairfield Road. It is also noted that the strip of land which is used as a parking area by residents of Fairlea Close has operated in this manner for 40 years.”

This application was WITHDRAWN in January 2006.

BH.06.00151.OUT - an application for a proposed 4 bed dwelling with double garage was considered by this Council in February 2006 when the following comments were made:

“Recommend Refusal – the previous objections were reiterated:

The track access is very unsuitable for a development of this nature. The proposed development would prevent emergency vehicles being able to reach the surrounding locality, including properties in Fairlea Close and Fairfield Road. It is also noted that the strip of land which is used as a parking area by residents of Fairlea Close has operated in this manner for 40 years.”

Mid Sussex District Council APPROVED this application in March 2006.

BH.06.02354.FUL - an application for six self contained 2 bed flats, two with gardens and car parking spaces was considered by this Council in November 2006 when the following comments were made:

“Strongly Recommend Refusal – the track access is narrow, rough and unmade and is unsuitable for a development of this nature. The access track to the site itself is only accessible from another track and this is not made clear in the plans. This second track exits onto the bend in Fairfield Road and visibility would be zero. Emergency vehicles would be prevented from being able to reach the surrounding locality, including properties in Fairlea Close and Fairfield Road. It was also

noted that the strip of land which was used as a parking area by residents of Fairlea Close had operated in this manner for over 40 years. The proposed development was an overdevelopment of the site. It would be three storeys high and there would be an unneighbourly degree of overlooking. The design was unattractive and out of keeping with other housing in the area. A colony of pipistrel bats resides in the area.”

This application was WITHDRAWN in December 2006.

BH.07.02412.FUL

(LW)

MEEDS WARD

56 Mill Road

(Mr Tim Temple)

Loft conversion with two dormers to rear of property, internal alterations.

NOTE: The previous history is as follows:

BH.06.02332.LDC – An application for a new room in the roof with velux windows and escape window was considered by this Council in December 2006. This was an application to establish whether the proposed development was lawful: this was a legal decision where the planning merits of the proposed development could not be taken into account. The following comments were made:

“The situation regarding a legal decision was noted.”

Mid Sussex District Council REFUSED this application in December 2006.

BH.07.00064.FUL - an application for new room in the roof with velux windows and escape window was considered by this Council in February 2007 when the following comments were made:

“The application would be out of keeping with the street scene and the loss of character to the building was regretted.”

Mid Sussex District Council APPROVED this application in March 2006.

BH.07.02434.FUL

(SK)

MEEDS WARD

Osborne House, Station Road

(Wates Homes Ltd)

Demolition of Class B2 industrial premises with ancillary office accommodation and construction of two apartment buildings to provide 22 dwellings plus ancillary works.

BH.07.02589.FUL

(HM)

FRANKLANDS WARD

Woodlands Nursing Home, 23 Silverdale Road

(Mrs Sarah Ratnasinkham)

First floor 2 bedroom extension over an existing single storey ground floor building.

NOTE: The previous history is as follows:

BH.160.99 – an application for a first floor bedroom extension was considered by this Council in July 1999 when the following comments were made:

“Objections – to the lowering of the roof due to the effect on the rooms therein and appearance. It was proposed that the roof level should be raised to accommodate the rooms and create an improved external appearance.”

Mid Sussex District Council REFUSED this application in August 1999. An Appeal was lodged with the Department of the Environment in November 1999. This Appeal was DISMISSED in December 1999.

BH.00.00172.FUL – an application for a first floor bedroom extension was considered by this Council in February 2000 when the following comments were made:

“Recommend Refusal – Members felt that this application was out of character with the Conservation Area and an overdevelopment of the site.”

Mid Sussex District Council APPROVED this application in March 2000.

BH.01.01413.FUL - an application for internal alterations within roof space to form bathroom, office and staff toilet was considered by this Council in August 2001 when the following comments were made:

“Recommend Refusal – this property has reached its developmental limit. The proposed alterations will result in internal cramming. Concern is expressed that the alterations will in time become another unit. The fire regulations for the building need to be carefully

considered.”

Mid Sussex District Council APPROVED this application in September 2001.

BH.04.00558.FUL - an application for a ground floor gabled roof extension to provide additional no.2 bedrooms was considered by this Council in April 2004 when the following comments were made:

“Recommend Refusal. It is strongly felt that this property has reached its developmental limit. If the District Council is minded to recommend the application, it should satisfy itself that the building regulations overcome the environmental health concerns. It is recommended that the site is inspected by Southern Water and the Environment Agency to consider whether there is a serious issue with sewage leakage. It is also recommended that the National Care Standards Commission examine whether the bathroom facilities are adequate.”

Mid Sussex District Council REFUSED this application in April 2004.

BH.05.00054.FUL - an application for a ground floor extension to provide additional 2 no bedrooms was considered by this Council in January 2005 when the following comments were made:

“Recommend Refusal. The Council reiterated their previous objections which were that it was strongly felt that this property has reached its developmental limit. If the District Council was minded to recommend the application, it should satisfy itself that the building regulations overcome the environmental health concerns. It was recommended that the site was inspected by Southern Water and the Environment Agency to consider whether there was a serious issue with sewage leakage. It was also recommended that the National Care Standards Commission examine whether the bathroom facilities were adequate.”

Mid Sussex District Council REFUSED this application in March 2005.

An Appeal was Lodged in May 2005. The Appeal was DISMISSED in August 2005.

BH.07.00879.FUL - an application for the demolition of a single storey garage block and replacement with 2 no. single occupancy bedrooms with en-suite accommodation for nursing home residents was considered by this Council in May 2007 when the following comments were made:

“Recommend Refusal – this would be an overdevelopment of the site and out of keeping with the building which was in a Conservation Area. If Mid Sussex District Council were minded to approve this application the loss of a garage would be regretted.”

Mid Sussex District Council APPROVED this application in June 2007.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 28 September 2007.

BH.07.02396.FUL (LW) MEEDS WARD

Station Goods Yard, Station Road (I D Turner)

Garage workshop and light repairs.

NOTE: The previous history is as follows:

BH.054.84 – an application for a workshop for light vehicle repairs was considered by this Council when no objections were raised.

This application was granted TEMPORARY APPROVAL by Mid Sussex District Council in May 1984.

Temporary consent has been renewed regularly every two years since with the same consistent approach from the Town Council supporting each application provided the future redevelopment of the site was not impeded, the last one being:

BH.05.00258.FUL - an application for renewal of temporary permission for a garage workshop and light repairs was considered by this Council in February 2005 when the following comments were made:

“Recommend Approval for temporary permission for one year as there are clear plans for development for this site.”

Mid Sussex District Council APPROVED this application in March 2005.

BH.07.02548.FUL (CB) VICTORIA WARD

9A Victoria Close (Miss Saunders and Mr West)

Single storey rear conservatory.

NOTE: This site was the subject of a single storey extension in 1992 (BH.166.92 refers).

BH.07.02673.FUL

(TM)

MEEDS WARD

6 Firtoft Close

(Mr S Dawes)

Single storey rear and side extension to form dining area/family room, utility and shower room.
