



# BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**  
held in the Council Chamber  
on **MONDAY, 17 DECEMBER 2007**

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**Present:** Tony Balsdon - Chairman  
Ian Simpson Vice-Chairman

Simon Hicks  
Denis Jones  
Mrs Sue Knight  
Mrs Jacqui Landriani\*  
Ronnie Paulsen

**Also Present:** Anne Jones  
Andrew Barrett-Miles.

\* *Denotes non-attendance.*

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(19.02)

## 169. OPEN FORUM

*Mr A Higgs, 34 The Gattons*, addressed the meeting on BH.07.03487.FUL. He stated that he was aware residents were concerned about access to the property and the provision of car parking. He explained that he owned the driveway and that it was not a shared driveway. Parking had been allocated behind the property.

## 170. APOLOGIES FOR ABSENCE

An apology for absence had been received from Mrs Jacqui Landriani.

## 171. SUBSTITUTES

Andrew Barrett-Miles substituted for Mrs Jacqui Landriani.

172. **DECLARATIONS OF INTEREST**

Mr Andrew Barrett-Miles and Mrs Anne Jones individually declared a personal interest in every planning application on the agenda in their capacity as District Councillors and members of the South Area Planning Committee. They stated that any views they expressed were purely preliminary comments.

Mr Tony Balsdon, Mr Andrew Barrett-Miles, Mrs Anne Jones and Mr Ian Simpson all declared a personal interest in BH.07.03734.TREE as they knew the applicant.

173. **CHAIRMAN'S ANNOUNCEMENTS**

**PROPOSED DIRECTION SIGNS**

Notification had been received from West Sussex County Council that Cootes Veterinary Clinic had requested directional road signs which would be placed at the Sussex Way/Royal George Road roundabout. In accordance with County Policy this would provide signing to the Veterinary Clinic from the nearest main road.

Members objected to the proposed directional road signs on the grounds that Cootes was an established business and if permission were granted it would open the flood gates for other businesses to have signs erected. Members noted West Sussex County Council's desire to minimise the numbers of new/additional signs wherever possible and asked for clarification from the County Council regarding the criteria it used to permit directional road signs.

**RESOLVED** that:

- A) West Sussex County Council be informed; and
- B) the criteria for directional road signs be sought.

**TOWN & COUNTRY PLANNING ACT 1990 – AMENDED PLANS**

Members were advised that Amended Plans had been received for application BH.07.03416.FUL, 40 Church Road and that these would be considered under Agenda Item 7.

174. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on Monday, 3 December 2007, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

175. **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 Monday, 3 December 2007, were considered.

176. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification had been received that the following appeals had been lodged with the Planning Inspectorate, as set out in Agenda Item 8 dated 17 December 2007.

A) **BH.07.00908.FUL**

Appeal by: (Mr Alan Clark)

Land at: **27a Cyprus Road**

Proposed Development: Erection of a two bedroom end of terrace dwelling with associated car parking space and secure, covered cycle and bin store and revisions to parking layout for adjacent buildings.

Appeal Ref: APP/D3830/A/07/2056404/NWF

B) **BH.07.00947.OUT**

Appeal by: (Mr D Garbutt)

Land at: **75 Dunstall Avenue**

Proposed Development: Outline application for demolition of existing and erection of 7 no. new dwellings.

Appeal Ref: APP/D3830/A/07/2059008/NWF

**RESOLVED** that:

A) Mid Sussex District Council's reasons for refusal be supported and the previous comments of the Committee be forwarded to the Planning Inspectorate; and,

B) a copy of the appeal decision letter be requested.

177. **TREE PRESERVATION ORDER**

Notification had been received from Mid Sussex District Council that the following Tree Preservation Order had been served on the owners and occupiers of the land, as set out in Agenda Item 9 dated 17 December 2007.

Mid Sussex District (Burgess Hill No. 3)

Tree Preservation Order 2007

Land at Manor Road

Notification had also been received from Mid Sussex District Council that the following Tree Preservation Order had been confirmed, as set out in

Agenda Item 9 dated 17 December 2007.

Mid Sussex District (Burgess Hill No. 2)  
Tree Preservation Order 2007  
Land East of Crescent Way

**RESOLVED** that:

The contents of the reports be noted.

178. **TEMPORARY ROAD CLOSURE**

Notification had been received from Mid Sussex District Council that the Official Order had been made for the French Market on 14 and 15 December 2007, as set out in Agenda Item 10 dated 17 December 2007.

**RESOLVED** that:

The contents of the reports be noted.

179. **CHANGE TO PLANNING APPLICATION REFERENCE**

Notification had been received from Mid Sussex District Council that the parish prefix would be dropped from all planning application references with effect from 17 December 2007, as set out in Agenda Item 11 dated 17 December 2007.

**RESOLVED** that:

The contents of the report be noted.

180. **TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78  
APPEAL DECISION**

Notification had been received from the Planning Inspectorate that the Appeals in respect of the following applications had been withdrawn, as set out in Agenda Item 12 dated 17 December 2007.

**BH.07.01222.FUL**

Appeal by: (Oakmere Estates Ltd)

Land at: **36-38 Folders Lane**

Proposed Development: Demolition of 36 and 38 Folders Lane and the erection of one chalet bungalow, two semi detached houses and six detached houses (total nine) with an access road.

Appeal Ref: APP/D3830/A/07/2049498/NWF

**RESOLVED** that:

The contents of the report be noted.

181. **MID SUSSEX DISTRICT COUNCIL DELEGATED DECISIONS**

Delegated decisions taken by Mid Sussex District Council Planning Officers in the last month, which differed from the recommendation made by this Committee, were considered, as set out in Agenda Item 13 dated 17 December 2007.

**RESOLVED** that:

The contents of the report be noted.

182. Meeting terminated at 19.46 hours.

## OBSERVATIONS

BH.07.03464.FUL

(LW)

MEEDS WARD

**151 Lower Church Road**

(c/o Agent Liam Russell)

Conversion and extension to part of the existing retail space and first floor flat to provide a total of three flats and 360sqft or 33.7sqm of retail space.

**OBSERVATIONS: Recommend Approval** - though Members wish to remind Mid Sussex District Council that this area has been subject to flooding on a regular basis.

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BH.07.03487.FUL

(HM)

VICTORIA WARD

**34 The Gattons**

(Mr & Mrs A Higgs)

Alterations and extension of existing building to form 1 no. house and 2 no. 2 bed flats

**OBSERVATIONS: Recommend Approval** – Members expressed their concern about the density of the housing and the on road parking in this cul de sac. Members also enquired whether The Gattons School had been notified about this application.

Members requested that if Mid Sussex District Council were minded to approve this application a condition should be applied regarding hours of construction and deliveries. The Gattons School is adjacent to the site and school start and finish times should be avoided. Members also requested that a ‘method of construction statement’ be sought from the developer.

*Members voted on this item. Five were for recommending approval and two were against.*

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BH.07.03493.FUL

(LW)

VICTORIA WARD

**34 Royal George Road**

(Mr & Mrs J Winter)

Conversion to 3 no. flats plus small rear extension.

**OBSERVATIONS: Recommend Approval** – Members expressed their concern about the intensification of the area which was leading to parking displacement.

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BH.07.03543.FUL

(SK)

LEYLANDS WARD

**1 Millers Close**

(Mr Rod Lockyer)

The widening of an existing driveway.

**OBSERVATIONS: Recommend Refusal** – Members reiterated their previous comments which were:

“This would be detrimental to the street scene, unneighbourly and out of keeping with the area. The plans did not make it clear whether the whole plot would be cleared and concern was expressed that the widening of the drive would exceed the guidance on the maximum amount allowable for parking. It was thought that this was communal land on which a planning condition may have been breached and if this were the case, enforcement of the condition should follow.

It was acknowledged that there was no room for parking on or off site on this small estate and that it was a good example of urban cramming.”

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BH.07.03416.FUL

(TM)

MEEDS WARD

**40 Church Road**

(Nationwide)

ATM to existing shop front and new air conditioning units to side elevation.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03553.ADV (CB) VICTORIA WARD

**Unity House, 2 Albert Drive** (Dorton Demolition & Excavations Ltd)

Non illuminated free standing sign.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03554.FUL (CB) VICTORIA WARD

**2 Albert Drive** (Dorton Demolition & Excavations Ltd)

Siting of two portacabins for temporary period of 5 years.

**OBSERVATIONS: Recommend Refusal** – Members expressed their concern that temporary portacabins had been on this site for nearly 20 years and that they would welcome an application for a permanent building to be erected in keeping with the existing one.

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BH.07.03580.FUL (CB) FRANKLANDS WARD

**3 Rosebarn Close** (Chris Simms)

Proposed movement of fence by 5 feet.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03619.FUL (LW) DUNSTALL WARD

**22 Dunstall Avenue** (Mr M Haskell)

New singles storey extension to rear of property.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03710.FUL

(MR)

ST ANDREWS WARD

**18 Rolfe Drive**

(Mr & Mrs Bryant)

UPVC conservatory to rear elevation.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03728.FUL

(CB)

DUNSTALL WARD

**41 Coulstock Road**

(Mr & Mrs E Henriet)

Single garage to be extended by 1980mm to facilitate a new study construction within rear of garage.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03734.TREE

(DS)

FRANKLANDS WARD

**St Anton, 1 Folders Lane**

(Roger M Batten)

Lime (T6) - Thin out new growth since pollarding by about 40% and reduce remaining stems by about 40%.

**OBSERVATIONS: Recommend Approval**

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