



# BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**  
held in the Council Chamber  
on **MONDAY 17 SEPTEMBER 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:** Mrs Heather Ross

\* *Denotes non-attendance.*

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(19.00)

## 99. OPEN FORUM

*Mr Jeremy Farrelly of KMA Chartered Town Planners, addressed the meeting on BH.07.02434.FUL. He stated that this was a detailed planning application for the demolition of a class B2 industrial building and the construction of 2 apartment buildings to provide 22 one and two bedroom apartments of which 30% would be affordable housing. A pre submission exhibition had been held and in response to feedback the plans had been amended. Flat roofs had been replaced with mono-pitch roofs, timber weatherboarding with neutral coloured render and exposed brickwork, and plain glass with obscure glass where properties were overlooked. In addition, more renewable energy resources and sustainable construction techniques had been incorporated. The buildings were contemporary and designed to be in line with the Town Centre Master Planning document. The height of the apartment blocks had taken into account the surrounding buildings such as the Church and Gravett Court. There was a car parking space for each unit because the location was sustainable and 46 cycle spaces. Highways were content. Overall, the proposed development was of a high quality, it would act as a catalyst for the surrounding area, it would replace a*

non-conforming use, there would be less noise and lorries, it would improve the area and provide much needed affordable housing.

100. **APOLOGIES FOR ABSENCE**

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

101. **SUBSTITUTES**

Mrs Heather Ross substituted for Denis Jones.

102. **DECLARATIONS OF INTEREST**

Mrs Jacqui Landriani and Mrs Heather Ross individually declared a personal interest in every planning application on the agenda in their capacity as District Councillors and as potential substitute members of the South Area Planning Committee. They stated that any views they expressed were purely preliminary comments.

103. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman advised Members that their views were sought by West Sussex County Council Highways on a proposed signal controlled pedestrian crossing on Queen Elizabeth Avenue (near The Brow).

**RESOLVED** that:

The proposed crossing be approved.

104. **MINUTES**

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

105. **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 September 2007, were considered.

106. Meeting terminated at 19.45 hours.

## OBSERVATIONS

BH.07.01154.COND

(LW)

FRANKLANDS 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".

**OBSERVATIONS: Recommend Approval**

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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.

**OBSERVATIONS: Strongly Recommend Refusal** – the previous comments were reiterated as follows:

**“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 would be 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. It is understood that a colony of pipistrel bats resides in the area.”

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BH.07.02412.FUL

(LW)

MEEDS WARD

**56 Mill Road**

(Mr Tim Temple)

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

**OBSERVATIONS: Recommend Approval**

Note: This was decided by a vote with 5 Members for and 1 against.

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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.

**OBSERVATIONS: Recommend Refusal** – this would be an overdevelopment of the site and affect the street scene. The plans contained insufficient landscaping and there would be nowhere for ground floor residents to sit outside. Concern was expressed about room size and the flat roofs. The cycle storage plans were confusing and no allowance had been made for visitor parking. The committee were sympathetic to residential use but development on this site would set the standard for the rest of the road and it was important to get it right. The plans were premature in light of the future development of the north side of Station Road and the implementation of the Town Centre Master Plan.

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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.

**OBSERVATIONS: Recommend Refusal** – It was felt that this property had reached its developmental limit and that this application would be an overdevelopment of the site. The piecemeal nature of development on this site was regretted.

Note: Members voted on this item with 3 for and 3 against. The Acting Chairman's casting vote was recommend refusal.

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BH.07.02396.FUL

(LW)

MEEDS WARD

**Station Goods Yard, Station Road**

(I D Turner)

Garage workshop and light repairs.

**OBSERVATIONS: Recommend Approval**

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BH.07.02548.FUL

(CB)

VICTORIA WARD

**9A Victoria Close**

(Miss Saunders and Mr West)

Single storey rear conservatory.

**OBSERVATIONS: Recommend Approval**

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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.

**OBSERVATIONS: Recommend Approval**

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