



BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**
held in the Council Chamber
on **MONDAY 19 NOVEMBER 2007**

Present: Tony Balsdon Chairman
Ian Simpson Vice-Chairman

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

Also Present: Mrs Kathy Dumbovic

* *Denotes non-attendance.*

(19.00)

145. **OPEN FORUM**

Mary Hutton, 25 Wolstonbury Court, Wolstonbury Way addressed the meeting stating that she was concerned that there were only 11 parking spaces for 42 flats in Wolstonbury Court. These were filled on a first come, first served basis and displacement parking then caused congestion on Chanctonbury Road. She asked if the Council could provide a permit to allow residents to park in the station car park.

Ronnie Paulsen entered the room during this item.

146. **APOLOGIES FOR ABSENCE**

An apology for absence had been received from Mrs Sue Knight.

147. **SUBSTITUTES**

Mrs Kathy Dumbovic substituted for Mrs Sue Knight.

148. **DECLARATIONS OF INTEREST**

Mrs Kathy Dumbovic declared a personal interest in every planning application on the agenda in her capacity as District Councillor and a member of the South Area Planning Committee. She stated that any views she expressed were purely preliminary comments. Mrs Jacqui Landriani declared a personal interest in every planning application on the agenda in her capacity as District Councillor and as a potential substitute member of the South Area Planning Committee. She stated that any views she expressed were purely preliminary comments. Tony Balsdon declared a personal interest in BH.07.03069.FUL as he was well acquainted with the applicant and occupant of the building. Denis Jones declared a personal interest in BH.07.02116.COU as he was Chairman of the Worlds End Association.

149. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman advised Members that the Inspector's Report on Small Scale Housing was now available on the Mid Sussex District Council web site.

150. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on Monday, 5 November 2007, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

151. **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, 5 November 2007 were considered.

152. **TEMPORARY ROAD CLOSURE**

Notification had been received from Mid Sussex District Council that the Burgess Hill Chamber of Trade had made an application for a Temporary Road Closure for the French Market as set out in Agenda Item 8 dated 19 November 2007.

RESOLVED that:

the application be approved.

153. **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 **ALLOWED** as set

out in Agenda Item 9 dated 19 November 2007.

- A) BH.06.02807.FUL
Appeal by: (SDP)
Land at: 16 Freeks Lane
Proposed Development: Demolition of existing garage and erection of a new dwelling house attached to 16 Freeks Lane, including parking space and rear extension to existing house to form new kitchen.
Appeal Ref: APP/D3830/A/07/2046408/WF
- B) BH.07.00133.FUL
Appeal by: (Galley Land LLP)
Land at: Magpies, Gatehouse Lane
Proposed Development: Demolition of Magpies and the erection of part-one, part-two storey building with roof accommodation comprising 8 no. 2 bed apartments, provision of 8 parking spaces, cycle store, and formation of new access onto Gatehouse Lane.
Appeal Ref: APP/D3830/A/07/2043168

Notification had also been received from the Planning Inspectorate that the Appeal in respect of the following application has been DISMISSED.

BH.06.01343.FUL
Appeal by: (Galley Homes Ltd)
Land at: Magpies, Gatehouse Lane
Proposed Demolition of the existing building and the erection of part-one part-two storey building with roof accommodation comprising 10 no. 2 bed apartments, provision of 10 parking spaces, 10 cycle parking spaces, refuse store and new vehicular and pedestrian access onto Gatehouse Lane.
Appeal Ref: APP/D3830/A/07/2041327

RESOLVED that:

the contents of the report be noted.

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

Delegated decisions taken by Mid Sussex District Council Planning Officers in the last month, which differed from the recommendations made by this Committee, were considered, as set out in Agenda Item 10 dated 19 November 2007.

RESOLVED that:

The contents of the report be noted.

155. Meeting terminated at 19.55 hours.

OBSERVATIONS

BH.07.03069.FUL

TM

VICTORIA WARD

Lynhurst, Western Road

(Mrs D Machin)

Two storey flank extension to form two dwellings (one on ground floor and one on second floor). Removal of existing timber conservatory to rear and replacement with new extension as part of ground floor unit. Conversion of loft as part of the first floor unit.

OBSERVATIONS: Recommend Approval – Mid Sussex District Council should ensure the drains are accessible and work efficiently. They may also wish to be satisfied that the room sizes in the upstairs flat are sufficient.

BH.07.03084.FUL

TM

MEEDS WARD

68 - 70 Church Walk

(Mackays Stores Ltd)

New shopfront.

OBSERVATIONS: Recommend Approval

BH.07.03127.FUL

TM

LEYLANDS WARD

8 Park Close

(Mr D Holness)

Conservatory.

OBSERVATIONS: Recommend Approval

BH.07.03160.OUT

SM

LEYLANDS WARD

Land Adjacent To 1 Wyberlye Road

(Mr & Mrs Richard Sydenham)

2 bedroom bungalow to south of existing bungalow (No. 1 Wyberlye Road).

OBSERVATIONS: Recommend Approval – providing the siting of the property is less unneighbourly. The plans show that it is close to a neighbouring property.

BH.07.03171.FUL

TM

VICTORIA WARD

17 Erin Way

(Mr Nick Draper)

Second storey extension to side and rear of property above existing ground floor extension and garage.

OBSERVATIONS: Recommend Approval

BH.07.03178.FUL

CB

FRANKLANDS WARD

Gruinard/Ridgewood, Woodwards Close

(Mr & Mrs Henley)

Proposed first floor extension over kitchen to create bedroom and en-suite and to connect two parts of house (off joined circulation) to access children's bedrooms safely.

OBSERVATIONS: Recommend Approval

BH.07.03299.FUL

TM

MEEDS WARD

124 Chanctonbury Road

(Mr & Mrs G Hughes)

Two storey extension to side of building.

OBSERVATIONS: Recommend Approval – Concern was expressed that the change in the pitch of the roof to a gable end would change the symmetry of the building and affect the street scene. Mid Sussex District Council may wish to look at the design of the extension so that the roof remains in keeping with other properties.

BH.07.03328.TREE.

DS

DUNSTALL WARD

34 Coulstock Road

(Mrs D Leeland)

Oak (T1) - Trim back canopy on eastern side by up to 2m.

OBSERVATIONS: No Objections – provided the work is carried out to the appropriate British Standard.

BH.07.03363.TCA DS FRANKLANDS WARD

22 Silverdale Road (Jean Salvage)

Horse Chestnut - Lift canopy by 1m.

OBSERVATIONS: No Objections

BH.07.03364.TREE. DS FRANKLANDS WARD

22 Silverdale Road (Jean Salvage)

Oak (T1) - Reduce overall canopy by approximately 1.5m.

OBSERVATIONS: No Objections – provided the work is carried out to the appropriate British Standard.

BH.07.02116.COU (CB) ST ANDREWS WARD

3 Valebridge Road (T Carter)

To turn existing shop back into residential living space.

OBSERVATIONS: Recommend Refusal – when government is urging people to shop locally and housing numbers are increasing it seems inappropriate to lose a commercial property in this area, particularly at a time when development (Manor Road and Keymer Tiles) is imminent.

BH.07.02955.FUL (AW) ST ANDREWS WARD

**Garage Block Adjacent To Eastdale Road,
Manor Road** (Downland Housing Association)

Demolition of existing garages and construction of 6 no. 2 bed apartments together with all related gardens, car parking, bin and bike storage.

OBSERVATIONS: Recommend Approval – it was noted that in the Flood Risk Assessment (page 17, para 7.3) the planning considerations for sewer flood risk stated “any increase in foul/surface water discharge from the site due to an intensification of development on site should be communicated to the local water authority. Appropriate drainage design should be agreed in advance.”

The site is on an access route to Manor Field School and a condition should be imposed that construction deliveries should be restricted accordingly.

The inclusion of sustainable features was welcomed.

BH.07.03014.FUL

(RL)

ST ANDREWS WARD

2 St Andrews Road

(Piazza Developments Ltd)

Demolition of existing 3 bedroom dwelling and double garage. Construction of 6 x 1 bed flats in single two storey building.

OBSERVATIONS: The application was noted and comments were as follows:

- i) the improvement in design was welcomed;
- ii) the landscaping would address concerns about unneighbourliness;
- iii) concern was expressed about highway safety and the number of car parking spaces in the application. This is a strategic site on the junction of St Andrews Road and Cants Lane where on street parking is limited and the bus has difficulty getting to stops on this route; and
- iv) the application may be premature until the access route to the Keymer Tile Works site is known.

BH.07.03017.LDC

(SM)

ST ANDREWS WARD

23 Cants Lane

(Mrs K Smith)

Demolition of existing precast garage and conservatory. Construction of new single storey extension with mono pitched roof. This is an application to establish whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed development cannot be taken into account.

OBSERVATIONS: The situation regarding a legal decision was noted.

BH.07.03357.FUL (TM) MEEDS WARD

Marten House, The Brow (Downland Housing Association)

To replace existing single glazed timber windows with new brown PVCU double glazed windows of similar design.

OBSERVATIONS: Recommend Approval

BH.07.03398.TCA (DS) VICTORIA WARD

St Anselm, Slimbridge Road (Marishal Thompson & Co)

Fell one Holly and one Cypress.

OBSERVATIONS: No Objections

BH.07.03411.TCA (DS) MEEDS WARD

St Anne's House, 92 Mill Road (Sr K Geraghty)

Cedar - Remove 3 lowest branches and trim back canopy to clear building by 1m.

OBSERVATIONS: No Objections

BH.07.03457.TCA (DS) MEEDS WARD

56 Park Road and Marle Place Park (Mr J Stenning)

Repollard two Horse Chestnuts and reduce Magnolia by 20% (56 Park Road). Trim back canopy of a Horse Chestnut to boundary (Marle Place Park).

OBSERVATIONS: No Objections

BH.07.03459.TREE (DS) VICTORIA WARD

36 Poveys Close (Mr A N Worthington)

Oak (T21) - Reduce overall canopy by approximately 1m.

OBSERVATIONS: No Objections – provided the work is carried out to the appropriate British Standard.

BH.07.03462.TREE

(DS)

LEYLANDS WARD

39 Bramber Way

(Marishal Thompson)

Reduce crown of Oak (T1) by 30%.

OBSERVATIONS: No Objections – provided the work is carried out to the appropriate British Standard.

BH.07.03463.TREE

(DS)

FRANKLANDS WARD

Crest Nicholson Development Site Folders Lane

(Crest Nicholson)

Oak (T24) - Remove lowest branch on western side and trim back canopy on western side by up to 2m.

OBSERVATIONS: No Objections – provided the work is carried out to the appropriate British Standard.
