



BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**
held in the Council Chamber
on **MONDAY, 1 OCTOBER 2007**

Present: Tony Balsdon - Chairman
Ian Simpson Vice-Chairman

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

* *Denotes non-attendance.*

(19.00)

107. **OPEN FORUM**

Susan Horscroft, 253 Junction Road addressed the meeting on BH.07.01556.OUT.AP. She stated that all her previous objections still applied. The development would have an adverse effect on adjacent properties, highways safety and infrastructure such as water and sewerage. If more cars parked on Junction Road visibility would be reduced for those leaving Junction Close. She asked if the application satisfied G3 and DEV 3 which concerned infrastructure. There would be more pressure on infrastructure and the Worlds End basin into which the water from the site would flow. Part of the land at the rear of the garden of 241 Junction Close belonged to Mrs Horscroft and the main issue for her was that there was an ongoing dispute over the land ownership and the application should be refused.

Helen Brunsten, 19 Junction Close addressed the meeting on BH.07.01556.OUT.AP. She stated that whilst the application was for one less room than the previous application all the comments she made at the meeting on 2 July 2007 still applied. She remained concerned about water, sewage, highways issues and Manor Field primary school pupil safety because there would be an increase in displacement parking on Junction Road. A few months ago a truck had reversed into her car as she was

waiting to move out from Junction Close into Junction Road. She was concerned that highways issues were rarely discussed by Mid Sussex District Council.

Mr Cole, 43a St Johns Avenue addressed the meeting on BH.07.02700.FUL. In June an application had been made for a block of 6 flats, this application was for 4 flats but very little had changed. The footprint, height and depth were the same as the previous plan. If approved the building would create a huge brick wall to the South of his property which would be overbearing and overshadowing. The light would be taken from the study, kitchen and bathrooms. The property was already deficient in light and doors had to be left open in order to let as much light as possible through (this was demonstrated with photographs). The windows from the ground and first floors would look directly into his property and the conservatory and garden would be overlooked. The plans showed that all 8 wheelie bins would be on his side of the site. He was also concerned about parking, sewage, utilities and the environmental impact.

Mr Charles Detnon, 28 St John's Avenue, addressed the meeting on BH.07.02700.FUL. He stated that he was concerned that insufficient parking spaces had been allowed. It was possible that there would be 2 cars per flat on a road that provided parking for the Church and other users. Because of this most people who lived on St John's Avenue had widened their drives to park their cars.

Malcolm Martin, 32 St John's Avenue, addressed the meeting on BH.07.02700.FUL. He felt the development was ambitious and the site more suited to one property. A multiple occupancy development would be out of character on this avenue. If the application succeeded it would create a precedent. The footprint, width, height and depth were the same as the previous application which had been withdrawn. Other locations were more appropriate for high density homes of multiple occupancy than this road.

Mrs Cole, 43a St John's Avenue addressed the meeting on BH.07.02700.FUL. She had a petition which would be given to Mid Sussex District Council signed by 46 residents who did not want this development. The grounds for their objection were overlooking, reduction in outlook, loss of views of the Downs, parking, impact on sewers and services.

Alan Stenning, 6 St John's Avenue addressed the meeting on BH.07.02700.FUL. He lived at the other end of the Avenue to the proposed development and was concerned that insufficient parking had been allowed. It was already difficult for residents to get into their driveways on occasions as the road was well used by people parking for activities at the Church, playgroups and schools. This development would add to an existing parking problem.

108. **APOLOGIES FOR ABSENCE**

There were none.

109. **SUBSTITUTES**

There were none.

110. **DECLARATIONS OF INTEREST**

Mrs Jacqui Landriani declared a personal interest in every planning application on the agenda in her capacity as a 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. In addition she declared a personal interest in BH.07.02700.FUL as she was related to residents in the road.

Mrs Sue Knight declared a personal interest in Agenda Item 9 in her capacity as a County Councillor and stated that any views she expressed were purely preliminary comments.

111. **CHAIRMAN'S ANNOUNCEMENTS**

TEMPORARY ROAD CLOSURE

Notification had been received from Mid Sussex District Council that an application for a Temporary Road Closure Order had been made for the Christmas Charity Gala Day on Saturday 1 December 2007 between 06.00 – 18.00 hours when Church Walk from the Town Council Offices to Church Road would be closed.

RESOLVED that:

the application be approved.

BIRCHWOOD GROVE ROAD SCHOOL - PLANNING APPLICATION

A planning application for Birchwood Grove Road School had been received from West Sussex County Council giving details of 'the replacement primary school with associated access, external hard and soft areas and landscaping'. Members were advised that this would be considered at the 15 October Planning & Transport Meeting.

RESOLVED that:

The contents of the report be noted.

112. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on 17 September 2007, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record. The Vice Chairman was thanked for covering recent meetings in the absence of the Chairman.

113. 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, 17 September 2007 were considered.

114. DRAFT ADUR CATCHMENT FLOOD MANAGEMENT PLAN

Members considered how to respond to the consultation on the draft River Adur Catchment Flood Management Plan which had been received from the Environment Agency, as set out in Agenda Item 8, dated 1 October 2007.

RESOLVED that:

Tony Balsdon and Ian Simpson would prepare a draft response for consideration at the next meeting.

115. PROPOSED NEW PUFFIN CROSSINGS

Notification had been received from West Sussex County Council that they proposed to install two signal-controlled pedestrian crossings on Queen Elizabeth Avenue (one near School Close and the other near to The Brow) as set out in Agenda Item 9, dated 1 October 2007.

Members welcomed the crossing near School Close where there was a clear need and suggested that this be brought forward to 2007/08. It was felt that the crossing near to The Brow should be deferred to allow the impact of the School Close crossing to be assessed and for the Town Centre Master Plan to be agreed.

RESOLVED that:

West Sussex County Council be informed accordingly.

116. 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 10, dated 1 October 2007.

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

RESOLVED that:

the contents of the report be noted.

117. **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 11, dated 1 October 2007.

- A) BH.06.01613.FUL
Appeal by: (Mrs M Wilding)
Land at: **1 Franklands Close**
Proposed Development: Double garage to rear garden.
Appeal Ref: APP/D3830/A/07/2041599
- B) BH.06.02633.FUL
Appeal by: (Mr Malcolm Pedder)
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 seven detached houses (total ten) with an access road.
Appeal Ref: APP/D3830/A/07/2043961/NWF

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

- C) BH.06.02805.OUT
Appeal by: (CJP Developments Ltd)
Land at: **241 Junction Road**
Proposed Development: Demolition of existing dwelling and erection of 7 no. new apartments (5 no. 2 bed and 2 no. 1 bed) and car parking.
Appeal Ref: APP/D3830/A/07/2043980/NWF

Notification had been received from the Government Office for the South East that the Appeal in respect of the following application had been DISMISSED.

- D) BH.07.00257.TREE
Appeal by: (Kevin Allen)
Land at: **1 Poveys Close**
Proposed Development: Two Oaks (T4 and T5) - Reduce by 30%.
Appeal Ref: GOSE/107/001/MIDS50606

RESOLVED that:

The contents of the report be noted.

118. **MID SUSSEX DISTRICT COUNCIL DELEGATED DECISION**

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 12, dated 1 October 2007.

RESOLVED that:

The contents of the report be noted.

119. Meeting terminated at 20.24 hours.

OBSERVATIONS

BH.07.01556.OUT.AP

(SK)

ST ANDREWS WARD

241 Junction Road

(CJP Developments Ltd)

Demolition of existing dwelling and erection of 8 no. 1 bed apartments and car parking. Amended plans received showing revised elevations and layout.

OBSERVATIONS: Strongly Recommend Refusal - This was an overdevelopment of the site which would be unneighbourly to those living in adjacent properties. It would also compromise highway safety as the junction with Junction Road was not adequate to take the additional traffic that would be generated by the proposed development. It would also cause traffic congestion as only one car parking space had been allocated to each flat and there was no capacity for additional car ownership or visitors. It should be noted that Junction Close was a private road and Junction Road was also heavily congested. The local infrastructure was already struggling to cope. For example, any additional development would significantly increase surface water run off, which would compound the existing flooding problems in Worlds End and neighbouring properties. In addition, there was already a problem with sewage disposal in this area.”

Mid Sussex District Council may wish to check the accuracy of the plans and look at the parking on this already busy road, which would be compounded by recent successful applications such as InTech.

Any increase in traffic or parking on this busy road would be detrimental to the safety of children walking to school and residents. The Committee were led to understand that the plans included another person’s property.

BH.07.02700.FUL

(SM)

LEYLANDS WARD

41 St Johns Avenue

(Stirling & Johnson Construction Ltd)

Demolition of bungalow and construction of 4 no. apartments with access and parking.

OBSERVATIONS: Strongly Recommend Refusal – the proposal would overdevelop the site, be overbearing to No 43a and too high. It would be unneighbourly because of the position of the bins and there would be overlooking. It would set a precedent and have an adverse effect on the street scene. Additional on street parking would be created in an area which already had excessive displacement parking from Leylands Road and was

used as a rat run. Concern was expressed about the capacity of the existing water and sewage infrastructure and it was asked that this be checked should Mid Sussex District Council be minded to recommend approval. Mid Sussex District Council may also wish to examine the trees on this site as some may require a Tree Preservation Order. It was regretted that there was no planning notice on this site. If approval were granted the loss of a bungalow would be regretted.

BH.07.02715.FUL

(TM)

VICTORIA WARD

17 Erin Way

(Mr Nick Draper)

Planning application to build a second storey extension above an existing ground floor extension and garage.

OBSERVATIONS: Recommend Approval

BH.07.02375.FUL

(TM)

DUNSTALL WARD

61 St Marys Road

(Mr Matthew Plummer)

To extend the property boundary to 2 metres from the kerb-side and erect a 2 foot brick wall with a 6 foot fence on top.

OBSERVATIONS: Recommend Refusal - there would be a loss of green space and the effect would be detrimental to the street scene.

BH.07.02751.OUT

(SM)

ST ANDREWS WARD

49 Manor Road

(Hazel MacQueen & Brian Blaber)

Proposed 3 no. 4 bed houses with ancillary garaging and car parking. Demolition of existing dwelling.

OBSERVATIONS: Recommend Refusal – It appeared from the plans that this application and BH.07.02752.OUT should be considered together as although they were two separate applications a total of seven houses would be built on the site should both applications be approved.

The proposed development would lie within the “Development of Countryside” area (Strategic Gap), and contravene the policy and aims of the Local Plan – Env. 2.5 (c) and (d) in particular.

This would be overdevelopment of the site and out of keeping with the area which is dominated by bungalows. The site was on the watershed for Worlds End and the development would exacerbate the problems of drainage in the Worlds End area. The tree line should be protected. This site should be considered in conjunction with the adjacent small scale housing site.

BH.07.02752.OUT

(SM)

ST ANDREWS WARD

49 Manor Road

(Hazel MacQueen & Brian Blaber)

Proposed 2 no. 2 bed houses and 2 no. 3 bed houses with ancillary garaging and car parking.

OBSERVATIONS: Recommend Refusal – It appeared from the plans that this application and BH.07.02751.OUT should be considered together as although they were two separate applications a total of seven houses would be built on the site should both applications be approved.

The proposed development would lie within the “Development of Countryside” area (Strategic Gap), and contravene the policy and aims of the Local Plan – Env. 2.5 (c) and (d) in particular.

This would be overdevelopment of the site and out of keeping with the area which is dominated by bungalows. The site was on the watershed for Worlds End and the development would exacerbate the problems of drainage in the Worlds End area. The tree line should be protected. This site should be considered in conjunction with the adjacent small scale housing site.

BH.07.02755.FUL

(TM)

ST ANDREWS WARD

46 Manor Road

(Mr I Young)

Single storey rear extension.

OBSERVATIONS: Recommend Approval

BH.07.02766.FUL

(CB)

MEEDS WARD

20 Holmesdale Road

(Mrs Whent)

Erection of a white UPVC double glazed conservatory to the rear of the property.

OBSERVATIONS: Recommend Approval

BH.07.02784.FUL

(TM)

VICTORIA WARD

141 Orchard Road

(Julian Dean)

Addition of a bedroom above an existing flat roof extension.

OBSERVATIONS: Recommend Approval

BH.07.02824.FUL

(HM)

ST ANDREWS WARD

7 Gladstone Road

(Mr R Andrews)

Demolition of existing garage and construction of two storey extension, construction of first floor extension over existing flat roofed addition; conversion of whole to two self contained flats.

OBSERVATIONS: Recommend Refusal – this would be out of character with other properties on the road. The Committee also disagreed with the Inspector's report that parking was available on Gladstone Road. Parking is only allowed on one side of Gladstone Road and there is no room for additional on street parking from the proposed development.

BH.07.01727.FUL

(GG)

DUNSTALL WARD

4 Saxby Road

(Mr Thomas Boyle)

Convert rear of garage to dining area 8ft x 8ft x 4in, with door to lounge.

OBSERVATIONS: Recommend Approval

BH.07.02067.FUL (GG) DUNSTALL WARD

17 The Hornbeams (Miss R Olarimi)

Proposed garage conversion.

OBSERVATIONS: Recommend Approval – the loss of a garage was regretted.

BH.07.02448.FUL (TM) VICTORIA WARD

Tesco Stores Ltd, Jane Murray Way (Tesco Stores Limited)

Re-site existing recycling area including replacement of existing recycling units with a single Tomra recycling unit together with associated enabling works.

OBSERVATIONS: Recommend Approval – the improvements were welcomed.
Concern was expressed about the accessibility of parking.

BH.07.02605.FUL (CB) MEEDS WARD

2 Cyprus Road (Mr & Mrs J Kent)

Conservatory.

OBSERVATIONS: Recommend Approval

BH.07.02620.COUC (HM) MEEDS WARD

Unit 3, 5 - 7 Mill Road (A C Gibbs)

Change of use from A1/A3 to A1/D1 - Complementary Therapy Unit.

OBSERVATIONS: Recommend Approval

BH.07.02621.FUL (CB) DUNSTALL WARD

26 Malthouse Lane (Mrs K Garton)

Rear single storey garage/utility extension.

OBSERVATIONS: Recommend Approval

BH.07.02642.FUL (CB) ST ANDREWS WARD

35 St Andrews Road (My Choice Children's Homes)

Retrospective planning application for a rear conservatory.

OBSERVATIONS: Recommend Approval – the retrospective nature of the application was regretted.

BH.07.02666.TCA (DS) MEEDS WARD

47 Crescent Road (Oliver Day)

Fell Beech tree.

OBSERVATIONS: No Objections

BH.07.02727.TCA (DS) FRANKLANDS WARD

46 Ferndale Road (Diana Garnier)

Two Hornbeams - Lift canopy by approximately 1m. Five Cypress – Fell.

OBSERVATIONS: No Objections

BH.07.02803.FUL (LW) VICTORIA WARD

Flow Serve, Consort Way (Flowserve Flow Control (UK) Ltd)

Full enclosure of existing work/storage area which is at present an open ended building with exposed area bounded by three metre high fence.

OBSERVATIONS: Recommend Approval

BH.07.02808.FUL (LW) VICTORIA WARD

23 Henry Burt Way (Mr. & Mrs. A. Bee)

Two storey side extension.

OBSERVATIONS: Recommend Approval

BH.07.02814.FUL (LW) VICTORIA WARD

37 West Street (Mr & Mrs Tomsett)

Proposed replacement single storey extension.

OBSERVATIONS: Recommend Approval

BH.07.02853.FUL (TM) LEYLANDS WARD

11 St Peters Road (Mr & Mrs Medhurst)

Single storey rear extension.

OBSERVATIONS: Recommend Approval

BH.07.02882.TREE (DS) ST ANDREWS WARD

24 Rolfe Drive (Mrs C Daly)

Fell Sycamore (T79).

OBSERVATIONS: No Objections

BH.07.02910.TREE (DS) FRANKLANDS WARD

Land Parcel known as Sunset Lane, Oakhall Park (Riley Larkin)

Fell 3 Oaks and reduce/reshape by 20% 2 Oaks (within Group G18).

OBSERVATIONS: No Objections – providing a structural engineers report has been received before any work is undertaken.
