



BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**
held in the Council Chamber
on **MONDAY 20 AUGUST 2007**

Present: Ian Simpson - Acting Chairman

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

* *Denotes non-attendance.*

(19.00)

75. **OPEN FORUM**

There were no members of the public present.

76. **APOLOGIES FOR ABSENCE**

An apology for absence had been received from Tony Balsdon.

77. **SUBSTITUTES**

There were none.

78. **DECLARATIONS OF INTEREST**

Mrs Jacqui Landriani individually 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 comment.

Mrs Jacqui Landriani also declared a personal interest in planning applications BH.07.02296.FUL and BH.07.02302.FUL as she was acquainted with the neighbours of the applicants.

79. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded Members of the need to complete the rota for the Saturday Planning Surgeries. This was duly completed for the rest of the Council year after the meeting.

80. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on Monday 6 August 2007, having been previously circulated, were **AGREED** and signed by the Acting Chairman as a correct record.

81. **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 6 August 2007 were considered.

82. **OLDER PERSONS HOUSING STRATEGY**

As agreed at the Planning & Transport Committee meeting on 6 August a working group would prepare a draft response to Mid Sussex District Council's Older Person's Housing Strategy. The response was set out in the Agenda for Members' information.

The Committee agreed to add a sentence regarding the need to provide larger accommodation with a second bedroom for guests.

RESOLVED that:

the response be agreed as amended.

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

Notification had been received that the following appeal had been made to the Planning Inspectorate.

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 access road.

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

84. TEMPORARY ROAD CLOSURE

The Committee received notification from Mid Sussex District Council that Official Orders had been made for the Joint Services Open Day on Saturday 29 September 2007 and the Annual Torchlight Procession on Saturday 29 September 2007.

RESOLVED that:

the contents of this report be noted.

85. NOTICE OF CONFIRMATION OF MODIFICATION ORDER SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

The Committee received notice from West Sussex County Council that the "West Sussex County Council (Burgess Hill – No 1 (Addition of a footpath)) Definitive Map Modification Order, 2005, application No. DMMO 5/04 for the addition to the Definitive Map and Statement for Burgess Hill of a footpath from Junction Road to Keymer Road in Burgess Hill" had now been confirmed. It was noted that a copy of the Notice of Confirmation had been made available for inspection in the Help Point from 16 August 2007.

RESOLVED that:

the contents of this report be noted.

86. **TREE PRESERVATION ORDER**

The Committee received notification from Mid Sussex District Council that the following Tree Preservation Order was confirmed on 28 June 2007.

Mid Sussex District (Burgess Hill No 1)
Tree Preservation Order 2007
Holford, Freshfields & Mellow Cottage, Keymer Road.

RESOLVED that:

the contents of this report be noted.

87. Meeting terminated at 19.28 hours.

OBSERVATIONS

BH.07.00908.FUL.AP

(DM)

MEEDS WARD

27A Cyprus Road

(Mr Alan Clark)

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. Amended plans received 19.07.2007.

OBSERVATIONS: **Strongly Recommend Refusal** - the proposal is completely out of keeping with the character of the area. The design is inappropriate and is un-neighbourly as the back gardens of residents are overlooked. The proposal should also not prejudice the long-term planning for Burgess Hill Town Centre as set out in the Burgess Hill Local Plan. If the District Council is minded to approve this application, it should ensure that there is suitable access to this site.”

BH.07.02176.FUL

(GG)

DUNSTALL WARD

2 Foxglove Close

(Mr & Mrs Holland)

Convert garage into habitable room.

OBSERVATIONS: **Recommend Approval** – the loss of the garage is regretted.

BH.07.02212.FUL

(LW)

DUNSTALL WARD

56 Coulstock Road

(Mr & Mrs C Townsend)

First floor extension over existing garage.

OBSERVATIONS: **Recommend Approval** – provided that the same materials are used.

BH.07.02239.TREE (DS) FRANKLANDS WARD

27 Burdocks Drive (Mr K Buck)

Hornbeam (T40) - Remove lowest branch on southern side. Lift canopy by 1m.
Reduce canopy overall by 1.5m.

OBSERVATIONS: No objections.

BH.07.02139.FUL (GG) DUNSTALL WARD

50 Coulstock Road (Mr S and Mrs A Jones)

Insertion of a gate in side wall (retrospective).

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

BH.07.02163.FUL (KH) FRANKLANDS WARD

20 The Warren (Mr and Mrs T Harman)

Single storey side extension and rear conservatory.

OBSERVATIONS: Recommend Approval.

BH.07.02296.FUL (SK) FRANKLANDS WARD

6-10 Junction Road (Piazza Developments Ltd)

Conversion of existing office, manufacturing and storage buildings into 4 houses and 4 flats.

OBSERVATIONS: Recommend Refusal - Although this site is appropriate for residential development, it is felt that the number of proposed dwellings is excessive. It is an over development of the site. The proposed parking provided for the number of dwellings stated is insufficient. On-street parking would be particularly dangerous as the proposed building is situated on the crown of a bend.

BH.07.02302.FUL (EC) DUNSTALL WARD

4 Dunstall Avenue (Mr and Mrs E T Collett)

First floor rear extension to existing single storey structure to incorporate enlarged bedroom and ensuite shower room.

OBSERVATIONS: Recommend Approval.

BH.07.02347.TREE (DS) DUNSTALL WARD

9 South Lodge Close (Mr and Mrs R E Hicks)

Ash (T1) - Remove 3 lowest branches on northern side.

OBSERVATIONS: Objection– the loss of this tree is not supported as the removal of the lower branches would solve the problem.