



BURGESS HILL TOWN COUNCIL

MINUTES of the PLANNING COMMITTEE
held in the Council Chamber
on MONDAY 23 JUNE 2008

Present: Tony Balsdon - Chairman
Ian Simpson Vice-Chairman

Ms Sara Alderson Jenkins*
Simon Hicks
Denis Jones
Mrs Jacqui Landriani*
Ronnie Paulsen

Also Present: Chris Thomas-Atkin
Mrs Anne Jones
Andrew Barrett-Miles

* *Denotes non-attendance.*

(19.00)

322. OPEN FORUM

Rob Broadley, Strebor House, Birchwood Grove Road addressed the meeting on 08.01388.FUL. Mr Broadley objected to the application which he felt was deeply flawed. Any further development would exacerbate the existing problems on Folders Lane at the junction with Keymer Road. This was a Greenfield site and building on it would have a detrimental impact on an area that was semi-rural and designated as a Conservation Area. The layout of the site contradicted statements by the developer including those referring to the high standards of design. Three and two and a half storey buildings would dominate Birchwood Grove Road and impact on the Conservation Area. The design and character of the properties were more in keeping with a marina and would be out of character in this area. The line of the buildings ended in flats which would tower over his house and garden and affect views to the South. Although the application referred to buffer zones to protect the residents there were no buffer zones to the South and Birchwood Grove Road would not be protected from the flats. In summary, the application was a carbuncle in a semi-rural part of Sussex.

Geoff Leader, 16 Folders Lane addressed the meeting on 08.01388.FUL and stated that he lived immediately opposite to the entrance of the proposed development. He objected strongly to the application as a resident and as a member of the Folders Meadow Action Group. He felt that quality should not be compromised because it was a designated site. He raised three issues:

- a) design quality was poor and did not respect the locality. The blocks were dominant and the units too dense.
- b) The additional traffic generated by the application would exacerbate existing capacity problems not only at the Folders Lane/Keymer Road roundabout but across the town. There needed to be a wider highways plan for the town; and
- c) 150 metres of 10-15 foot mature hedgerow would be lost as well as oak and ash trees. These would not be replaced by proper screening and unsightly visual aspects would not be mitigated against.

Mrs Christine Daw, Birchwood, Birchwood Grove Road addressed the meeting on 08.01388.FUL. She stated that she was a member of the Folders Meadow Action Group and had received comments from a number of people who felt that these were the worst plans so far. The height and intensive nature of the buildings demonstrated that the design was out of keeping with the area. Parking provision had not been adhered to. 150 metres of hedgerow and trees would be lost creating an open view from the road which was contrary to the Inspector's report in 2003 which recommended that adequate landscaping be provided. The new houses would be too close to the boundary with Birchwood Grove Road. It was difficult to see how it would fit into the area and it seemed at odds with some planning guidance and policies. This development should not be approved in advance of agreed infrastructure plans for the town.

Peter Harrington, 59 Southway addressed the meeting on 08.01153.FUL which he objected to. The proposed developed was too intensive with 11 houses in a small space. The height of three storeys would dominate the skyline and obstruct the view of the care home causing light pollution. The narrow turning circle would make it unfit for emergency vehicles. The access road adjacent to the care home was narrow and he was concerned that there would not be enough space for vehicles, pedestrians and cyclists to use the road safely. Parking provision was inadequate and would add to existing parking problems and bottlenecks on Southway. This site filled up quickly after rainfall and was slow to drain. Mr Harrington was concerned about the impact on the water table and the increased risk of subsidence and flooding.

323. **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Ms Sara Alderson-Jenkins and Mrs Jacqui Landriani.

324. **SUBSTITUTES**

Andrew Barrett-Miles substituted for Mrs Jacqui Landriani.

RESOLVED that:

The comments be taken into account when the applications were considered under Agenda Item 7.

327. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 9 June 2008, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

328. **FOLDERS MEADOW - 08.01388.FUL**

At their meeting of 27 May 2008 the Committee deferred making a decision on this application pending a report from the Town Council's retained planning consultant, Richard Walker (Page 204 of the Minutes refers) which had been received.

08.01388.FUL (SA) FRANKLANDS WARD

Land at Folders Lane (Charles Church South East Ltd - Mr Julian Curry)

Development of 78 no. dwellings.

Andrew Barrett Miles declared a prejudicial interest in this item and made the following observations before leaving the room.

The proposed development was not sympathetic to the area. The design included three storey buildings when there were none nearby or in the Conservation Area. The spacing between plots 22-26 was closer than that between the houses on Birchwood Grove Road. Views into and out of the Conservation Area should not be affected but plots 13 – 18 would clearly be visible from many points in the Conservation Area. The design would be overbearing and unneighbourly to two properties in particular which would be facing a large brick wall. There were problems with the volume of traffic in this area and there was a need for a holistic study of the impact of all small scale housing sites before any sites were approved for development. This would be a loss of green space on the East side of town. Planning Guidance stated that any development must improve an area; this development was contrary to that.

Following discussion the Committee accepted the planning consultant's report and requested that it be forwarded to Mid Sussex District Council with a recommendation that the application be refused.

RESOLVED that:

- a) The planning consultant's report recommending refusal of this application be forwarded to Mid Sussex District Council; and
- b) It was requested that a Traffic Assessment for the East side of Burgess Hill be urgently considered. Piecemeal development was

asked to compile a report on 08.1644.OUT for consideration at a future meeting and that the observations of the Planning Committee be deferred.

The following points were raised in discussion and it was agreed that these items should be considered in the preparation of the report.

- The Inspector rejected this as a small scale housing site prior to 2016;
- It was allocated for business use at the moment and if it were to be developed for housing an allocation for land for business use would have to be made elsewhere;
- The integration of this site with development to the North, Maple Drive and into the Town Centre needed to be planned as there were no shops or other services on site;
- Access and transport issues needed to be addressed;
- Waste traffic needed to be separated from residential traffic;
- There was a need for cycleways, pathways etc and concern was expressed that the current proposals may not be sufficiently wide;
- Drainage; and
- The Core Strategy needs to address the use of this site.

RESOLVED that:

- a) 08.1532.FUL **Recommend Refusal** – West Sussex County Council Highways objections for this application were supported; and
- b) 08.1644.OUT – **Defer comment** pending a report from the Town Council's retained planning consultant for consideration at a future meeting.

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

Notification had been received that the following appeal had been lodged with the Planning Inspectorate as set out in Agenda Item 10, dated Monday 23 June 2008.

07.03828.FUL.

Appeal by: (Piazza Developments Ltd)

Land at: **6-10 Junction Road**

Proposed Development: Conversion of existing office, manufacturing and storage buildings into 2 houses and 4 flats.

Appeal Ref:APP/D3830/A.08/2074858/NWF

RESOLVED that:

- A) The Committee reiterate their previous comments to the Planning Inspectorate; and,
- B) a copy of the appeal decision letter be requested.

332. **TREE PRESERVATION ORDERS**

Notification had been received from Mid Sussex District Council that the following Tree Preservation Orders had been served on the owners and occupiers of the land as set out in Agenda item 11, dated Monday 23 June 2008.

- a) Mid Sussex District Council (Burgess Hill No 4)
Tree Preservation Order 2008
Burdocks Farm, One O'Clock Lane

- b) Mid Sussex District Council (Burgess Hill No 7)
Tree Preservation Order 2008
Land at the Barn, Folders Farm, Folders Lane

RESOLVED that:

The contents of the report be noted.

333. **PROPOSED NEW SIGNAL CONTROLLED CROSSING**

Notification had been received from West Sussex County Council that they proposed to install a signal-controlled crossing at Royal George Road just east of the entrance to Gattons Primary School as set out in Agenda item 12, dated Monday 23 June 2008.

RESOLVED that:

West Sussex County Council be advised that the proposal was welcomed.

334. **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 13, dated Monday 23 June 2008.

RESOLVED that:

The contents of the reports be noted.

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

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

BH.07.00908.FUL and BH.07.00908.FUL.AP

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

RESOLVED that:

The contents of the report be noted.

336. Meeting terminated at 20.38 hours.

OBSERVATIONS

08.01153.FUL

LW

VICTORIA WARD

Land Adjoining Forest View Care Home Southway

(Southway Developments (Sussex) Ltd)

Erection of 11 dwellings comprising 2 x 3 bed semi detached houses and a terrace of 9 x 3 bed dwellings. Provision of off street parking for 16 cars. Construction of access road and turning head.

OBSERVATIONS: Recommend Refusal – the density for this site was too great with the end house being very close to the Care Home. The height of three storeys was out of keeping with the area and light would be lost. Traffic management in the area was poor, there was on road parking in Southway, the access road was very narrow and at school opening and closing hours in particular bottlenecks were created. The land in this area was very wet and there have been problems with flooding – this development would increase run off adding to existing problems in Wheatsheaf Crescent. The location of the bins may encourage anti-social behaviour. This site was strategically placed and the loss of a green space at this point would be regretted.

07.02571.FUL

CB

VICTORIA WARD

Taza Indian Restaurant, 187 London Road

(Mr Imanuz Zaman)

Creation of decking and improvements of garden.

OBSERVATIONS: Recommend Refusal – because of the constraints of the parking area, highways issues and the decking and outside tables would be unneighbourly to adjacent residential properties.

Mrs Anne Jones left the room during this item. Andrew Barrett-Miles left the room and returned during this item.

08.01224.FUL

HM

FRANKLANDS WARD

Woodlands Nursing Home 23 Silverdale Road

(Mrs Sarah Ratnasinkam)

New glazed corridor to rear of building as fire escape and muster point for fire brigade.

OBSERVATIONS: Recommend Approval

08.01572.FUL

HM

VICTORIA WARD

34 The Gattons

(Mr And Mrs A Higgs)

Extension to dwelling comprising two storey dwelling.

OBSERVATIONS: Recommend Approval – concern was expressed about density and parking.

08.01574.FUL

MR

VICTORIA WARD

14 Capenors

(Mr S Harman)

Side roof extension to form barn end for loft conversion.

OBSERVATIONS: Recommend Approval

08.01821.TREE .

DS

ST ANDREWS WARD

1 Mansion Close

(Mr Kevin Webb)

Sycamore (T138) - Reduce height by 15-20%.

OBSERVATIONS: No Objections

08.01829.FUL

CB

MEEDS WARD

22 Mill Road

(Mr G Harris)

Convert existing three bedroom end of terrace house into two 1 bedroom flats.

OBSERVATIONS: Recommend Approval

08.01705.FUL

RB

ST ANDREWS WARD

70 Janes Lane

(Mrs R Donegan)

Proposed extensions and internal alterations.

OBSERVATIONS: Recommend Approval

08.01768.FUL

RB

DUNSTALL WARD

4 Robin Road

(Mrs M P McIntyre)

Conversion of single integral garage into a bedroom.

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

08.01773.FUL

RB

DUNSTALL WARD

42 Dunstall Avenue

(Mr And Mrs B Wilson)

Single storey extension to rear of property along with internal works to improve layout at ground and first floor.

OBSERVATIONS: Recommend Approval

08.01874.FUL

CB

MEEDS WARD

39 Crescent Road

(Mr W Richardson)

Addition of solar water heating collectors.

OBSERVATIONS: Recommend Approval

08.01939.TREE

DS

DUNSTALL WARD

43 The Oaks

(Mr A Evans)

Two Oaks - Trim back canopy on eastern side by 2-3m.

OBSERVATIONS: No Objections

08.01941.TREE

DS

MEEDS WARD

64 Nightingale Lane

(Mr Stepney)

Ash (T9) - Thin canopy by 30-40% by removing poor growths since last reduction.

OBSERVATIONS: No Objections

08.01955.TCA

DS

FRANKLANDS WARD

3 Silverdale Road

(Mr And Mrs I Gibson)

Mixed Conifers and broadleaved trees - Reduce height by 25%. Trim back two Yews on eastern side to clear adjacent property by 2m.

OBSERVATIONS: No Objections

08.01956.TREE

DS

FRANKLANDS WARD

3 Silverdale Road

(Mr And Mrs I Gibson)

Cypress (T1) - Reduce height by approximately 25%

OBSERVATIONS: No Objections
