



# BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**  
held in the Council Chamber  
on **MONDAY, 3 DECEMBER 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

\* *Denotes non-attendance.*

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(19.00)

## 156. **OPEN FORUM**

*Lillian Fitcher, 16 Marten House, The Brow* addressed the meeting on BH.07.03432.COND. She said that she understood that businesses needed to make a living by extending their hours but not at the expense of the general public. Long hours did not allow people to live in their homes in peace. She stated that she understood that sound proofing had been installed to protect the flats above the premises which had needed doing.

Mrs Fitcher also spoke regarding planning application BH.07.03320.CO.U. She stated that she wanted a post office to be a post office. There were plenty of cafés and restaurants around the Post Office and it would be unfair to take custom from them.

*Paul Ground, Mooch, 76 Church Walk* addressed the meeting on BH.07.03432.COND. He stated that the application submitted was very comprehensive, had involved working with the Environmental Officer and all had been confirmed as acceptable. He said he would like a decision to be made on the facts. Everything that had been done could be confirmed by the Environmental Officer in writing.

*Andrew Agate, 11 The Martlets* addressed the meeting on BH.07.03432.COND. He stated that when people were sitting outside the premises in the evening he could hear them in his sitting room and when he was trying to talk to people on the phone.

*Lee Saunders, Mooch, 76 Church Walk* addressed the meeting on BH.07.03432.COND, as the applicant. He advised that the business now had a noise management policy in place for inside and outside the building and he had dealt with the noise issues affecting the flat upstairs. He stated that the business had gone over and above what it had been asked to do. It had experienced noise from its neighbours too. He said the noise management policy was in place and working and in addition there was a smoking policy.

157. **APOLOGIES FOR ABSENCE**

There were none.

158. **SUBSTITUTES**

There were none.

159. **DECLARATIONS OF INTEREST**

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. She also declared a personal interest in BH.07.03016.C3REG as she had a child at the school, a personal interest in BH.07.03480.FUL as she was acquainted with the applicant and had close relatives in the street, a personal interest in BH.07.03320.COU as she was acquainted with the applicant, and a personal interest in BH.07.03432.COND as she was a member of the Licensing Committee at Mid Sussex District Council.

Mrs Sue Knight declared a personal interest in BH.07.03016.C3REG in her capacity as a County Councillor and as a potential substitute member of the County Council Planning Committee. She stated that any views she expressed were purely preliminary comments.

160. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

161. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on Monday, 19 November 2007, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

162. **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, 19 November 2007, were considered.

163. **TEMPORARY ROAD CLOSURE**

Mid Sussex District Council had advised that the Official Order for a temporary road closure had been made for the Christmas Charity Gala Day on 1 December 2007, as set out in Agenda Item 8, dated 3 December 2007.

**RESOLVED** that:

The contents of the report be noted.

164. **BRIGHTON MAIN LINE ROUTE UTILISATION STRATEGY**

The Committee's views were sought on the "Timetable Proposals for December 2008, Stakeholder Consultation" from Southern, as set out in Agenda Item 9, dated 3 December 2007.

The Committee welcomed the introduction of Victoria trains stopping at Burgess Hill. Concern was expressed that the rush hour had not been tackled and that there were no additional service to London Bridge. The numbers of people living in Burgess Hill were increasing all the time and there was a need to improve the service, particularly in the rush hour when people were having to stand. It was noted that none of the proposed services would be calling at East Croydon or Clapham Junction which would inconvenience those wishing join or leave at these major interchanges. It was noted that the opportunity for a west coast service had been missed. The Committee stated that they would welcome the opportunity of discussing these proposals with the company at a meeting to which the public could be invited.

The Chairman undertook to speak to the Town Clerk regarding setting up a Councillor/Commuter Group.

**RESOLVED** that:

- A) Southern be informed accordingly; and
- B) The Chairman speak to the Town Clerk about setting up a Councillor/Commuter Group for Burgess Hill.

165. **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 allowed, as set out in Agenda Item 10, dated 3 December 2007.

BH.07.00301.FUL

Appeal by: Dorepark Ltd

**Land Rear Of Spinningdale, Starlings And Merryfield, Keymer Road**

Proposed Development: erection of 4 detached buildings containing twenty residential apartments with associated car parking, bin and cycle stores, landscaping, new access driveway and amendments to vehicular access.

Appeal Ref: APP/D3830/A/70/2046659/NWF

**RESOLVED** that:

The contents of the report be noted.

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

Notification had been received that the following appeals (which would be dealt with by a hearing) had been made to the Planning Inspectorate, as set out in Agenda Item 11, dated 3 December 2007.

BH.07.01631.FUL/BH.07.01633.CON/BH.07.01632.FUL

Appeal by: Mr A Clark

**Land Adjacent to Highmead, Birchwood Grove Road**

Proposed Development: Demolition of existing building and erection of single dwelling house.

Appeal Ref:APP/D3830/A/07/2054301 and 2054300 and 2054299

**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.

167. **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 12, dated 3 December 2007.

Mid Sussex District (Burgess Hill No. 4)

Tree Preservation Order 2007

41 St Johns Avenue

**RESOLVED** that:

The contents of the report be noted.

168. Meeting terminated at 20.05 hours.

## OBSERVATIONS

BH.07.03432.COND

(SK)

MEEDS WARD

### 76 Church Walk

(Lee Saunders)

To change the opening hours to fall in line with those already confirmed by the Licensing department. Hours requested as follows: Monday to Thursday: 8.00am to 00.30am Friday and Saturday: 8.00am to 01.00am, Sunday 9.00am to 00.30am. These hours were previously agreed by the council (in Jan 2006) as the opening hours for a period of one year. This has expired and the business would like to make these trading hours permanent.

#### **OBSERVATIONS: Recommend Approval**

Getting the balance between a residential town centre and the night economy would need to be addressed by the Town Councils' Strategic Planning Group, the Police, Landlords and Mid Sussex District Council as part of the Town Centre Master Planning process.

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BH.07.03320.COU

(AW)

MEEDS WARD

### 105 - 107 Church Walk

(Mr M K Hossini)

Part change of use of ground floor to provide café/restaurant area.

**OBSERVATIONS: Recommend Approval** - Mid Sussex District Council may wish to satisfy themselves that there is sufficient space for a existing customers and additional customers who may use it if the London Road and Lower Church Road Post Offices do close as proposed in the recent Post Office Consultation document.

*Mrs Jacqui Landriani declared a personal interest in this item as she is acquainted with the applicant.*

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BH.07.03016.C3REG

(SK)

FRANKLANDS WARD

### **Birchwood Grove C P School, Birchwood Grove Road**

(Director Children & Young People's Services)

Replacement Primary School with associated access, external hard and soft areas and landscaping. Amended plans received on showing revised design to school building and re-orientation of playground and car parking area.

**OBSERVATIONS: Recommend Approval.**

BH.07.03310.FUL

(AW)

MEEDS WARD

**123 Lower Church Road**

(Mr & Mrs P Myers)

Demolition of existing single garage. Erection of new single garage and workshop.

**OBSERVATIONS: Recommend Approval** on the assumption that there will be a condition to limit noise and that it will be for domestic use only.

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BH.07.03329.FUL

(AW)

ST ANDREWS WARD

**73 St Andrews Road**

(Mr A Hallows)

Proposed two storey side extension and loft conversion.

**OBSERVATIONS: Recommend Refusal.** This is an overdevelopment of the site, the design is out of keeping with St Andrews Road and it changes the street scene. The extension to 77 St Andrews Road is more in keeping with the street scene and is less obtrusive.

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BH.07.03421.FUL

(TM)

MEEDS WARD

**6 Grove Road**

(Mr & Mrs Dignum)

Two storey side extension with loft conversions.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03480.FUL

(CB)

FRANKLANDS WARD

**48 Marlborough Drive**

(Mr & Mrs Porter)

Proposed two storey rear and part south east side extension.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03482.ADV

(LW)

MEEDS WARD

**Thai 9, 9 Mill Road**

(Domino's Pizza Group Ltd)

1 no. fascia sign, 1 no. projecting sign and 1 no. window sign (internal) – all illuminated.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03496.FUL

(HM)

FRANKLANDS WARD

**34 Folders Lane**

(S Murrell)

Proposed extension and alterations (extension on existing footings) and garage.

**OBSERVATIONS: Recommend Approval** - providing hedges and vegetation are protected and maintained. Concern was expressed that two trees seemed to be very close to the extension and refusal should be recommended if these were likely to be harmed.

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BH.07.03189.FUL

(TM)

VICTORIA WARD

**Tesco Stores Ltd, Jane Murray Way**

(Mr Dave Edwards)

Installation of external stand alone ATM room c/w ATM to Petrol Filling Station. Installation of anti ram raid bollards to ATM enclosure.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03494.FUL

(TM)

MEEDS WARD

**22 Crescent Road**

(Mr & Mrs M Harding)

Proposed extension, alterations and room in roof.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03502.FUL (CB) LEYLANDS WARD

**14 Midfields Drive** (Mr B Russell)

Demolish existing porch and erect larger conservatory to side elevation.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03519.FUL (TM) DUNSTALL WARD

**5 Bluebell Way** (Mr I Ward & Miss T Leach)

Erection of a white PVCu conservatory to the rear of the property (replacement).

**OBSERVATIONS: Recommend Approval.**

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BH.07.03551.FUL (CB) LEYLANDS WARD

**16 Dumbrills Close** (Ms Kirstin Innes)

Conservatory to rear elevation.

**OBSERVATIONS: Recommend Approval.**

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BH.07.03555.TREE (DS) FRANKLANDS WARD

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

Five Oaks (within Group G18) - Fell three Oaks and reshape two others by 20%.

**OBSERVATIONS: No Objections.**

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BH.07.03568.TCA (DS) FRANKLANDS WARD

**Jackdaws, Birchwood Grove Road** (John Heath)

Yew - Reduce canopy by 50%. Cypress – Fell.

**OBSERVATIONS: No Objections.**

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