



# BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**  
held in the Council Chamber  
on **MONDAY, 3 MARCH 2008**

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**Present:** Tony Balsdon - Chairman  
Ian Simpson Vice-Chairman

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

**Also Present:** Mrs Sara Alderson-Jenkins  
\* *Denotes non-attendance.*

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(19.00)

## 237. **OPEN FORUM**

*Andrew Dell, Brook Cottage, Brook Street, Cuckfield, RH17 5JJ* spoke on behalf of his relatives *Mr and Mrs Le Neve Foster of 4 Sycamore Drive, Folders Lane* and addressed the meeting on 08.00553.FUL. Mr and Mrs Foster objected to the proposal of which they were unaware as they had not been notified by Mid Sussex District Council. They were very concerned about the negative effect that this development would have on the environment, outlook and value of their property. The main objections were:

- Change of use from an agricultural building to a dwelling;
- The proximity of the garage block to Mr Foster's house;
- Overlooking from the western elevation of the garage block;
- Over generous provision of car parking spaces;
- Increase in noise from cars;
- Concern that the garage block could be converted to a dwelling at a later date, it is large and would span the entire width of the garden and house at 4 Sycamore Drive;
- Loss of light from the rear of the house owing to the elevation and width of the garage block;
- Loss of rural view of trees and farm buildings;

- Overlooking from the upstairs windows of the barn compounded by the barn being more highly elevated than the house;
- The proposed French windows are out of keeping with the original barn;
- As the majority of the larger windows from the barn are on the western elevation there would be light pollution to the rear of 4 Sycamore Drive.

If Mid Sussex District Council were minded to approve this application a condition should be applied to the garage block to prevent a change of use.

238. **APOLOGIES FOR ABSENCE**

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

239. **SUBSTITUTES**

Mrs Sara Alderson-Jenkins substituted for Mrs Sue Knight.

240. **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.

Ian Simpson declared a personal interest in 08.00318.FUL and 08.00293.FUL as he was acquainted with the applicants.

241. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on 18 February 2008, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

242. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed Ian Simpson's return to the Committee.

**TEMPORARY ROAD CLOSURE**

Notification had been received from Mid Sussex District Council that the Burgess Hill Community Festival Committee had made an application for a Temporary Road Closure. This was to allow the Town Day & Parade to take place on Saturday, 7 June 2008 between the hours of 12.00 noon and 14.00 hours when the following roads would be affected:

Glendale Road	(Ferndale Road to Silverdale Road)
Silverdale Road	(Glendale Road to Keymer Road)
Keymer Road	(Silverdale Road to Church Road)
Church Road	(Entire Length)
Cyprus Road	(Church Road to Crescent Way)

Crescent Road	(Entire Length)
Civic Way	(Crescent Way to Station Road)
Station Road	(Civic Way to Keymer Road)

**RESOLVED** that:

The application be approved and Mid Sussex District Council notified accordingly.

LW/08/0186: ERECTION OF A TWO STOREY SIDE EXTENSION INCLUDING INTEGRAL GARAGE (DEMOLITION OF EXISTING GARAGE), ROCKY BANK, VALEBRIDGE ROAD

Notification had been received from Mid Sussex District Council that the following application had been received from Lewes District Council and the comments of the Planning & Transport Committee were sought.

LW.08.0186 (CB)

**Rocky Bank, Valebridge Road**

Erection of a two storey side extension including integral garage (demolition of existing garage).

**OBSERVATIONS: Recommend Approval** – the Committee were pleased to be consulted on this application.

**RESOLVED** that:

Mid Sussex District Council be advised of the Committee's observations.

243. **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, 18 February 2008, were considered.

244. **SOUTH CENTRAL RAIL FRANCHISE**

Brighton Line Commuters (BLC) had notified the Committee that the Department for Transport would shortly begin the formal competition for the South Central rail franchise, which is currently operated by Govia as Southern, and that the BLC would welcome the views of the Committee, as set out in Agenda Item 8 dated 3 March 2008.

The following points were made in discussion:

- Southern trains were modern, clean and comfortable and there had

been an improvement in the service from Burgess Hill and Wivelsfield;

- There remained a need to increase the capacity and it was suggested that consideration be given to extending the length of trains and platforms or using a shuttle train service between Brighton and Three Bridges to reduce overcrowding.
- The stations at Burgess Hill and Wivelsfield are inadequate and give a poor impression of a town that has high tech industries and quality housing. They do not serve the whole community of Burgess Hill as they lack disabled access. The town will expand as it takes the housing numbers set out in the South East Plan and needs stations that are fit for the future. Any pressure that Southern can apply to improve facilities, particularly car parking at Wivelsfield, and create a transport interchange at our stations would be welcomed.

**RESOLVED** that:

The comments be forwarded to Brighton Line Commuters.

245. **TREE PRESERVATION ORDER 4 & 6 PARK ROAD**

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 and had been confirmed as set out in Agenda Item 9 dated 3 March 2008.

Mid Sussex District (Burgess Hill No. 3)  
Tree Preservation Order 2008  
4 & 6 Park Road

The Committee supported the Tree Preservation Order and did not wish the tree to be felled as it could not be justified at this time. They asked that West Sussex County Council Highways be approached to reconsider how the disturbance to the pavement could be addressed without destroying the tree.

**RESOLVED** that:

- A) The comments of the Committee be forwarded to the Trees & Landscape Officer of Mid Sussex District Council; and,
- B) a copy be sent to West Sussex County Council Highways.

246. **TREE PRESERVATION ORDER 41 ST JOHNS AVENUE**

Notification had been received from Mid Sussex District Council that the following Tree Preservation Order had been confirmed as set out in Agenda Item 10 dated 3 March 2008.

Mid Sussex District (Burgess Hill No. 4)  
Tree Preservation Order 2007  
41 St Johns Avenue

**RESOLVED** that:

The contents of the report be noted.

247. Meeting terminated at 20.17 hours.

## OBSERVATIONS

08.00318.FUL

(CB)

FRANKLANDS WARD

**Cleves, Keymer Road**

(Mr & Mrs J McQuillan)

Ground floor front extension to kitchen and two storey rear extension to lounge and bedroom.

**OBSERVATIONS: Recommend Approval**

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08.00445.FUL

(LW)

MEEDS WARD

**The Potters Arms Public House, 129 Station Road**

(Mr & Mrs Clark)

Retrospective planning permission for outside gazebo/bistro area.

**OBSERVATIONS: Recommend Approval** – concern was expressed about the potential for noise to neighbours and to control this Mid Sussex District Council may wish to impose a condition.

It was also noted that this was the second retrospective application on this site and Mid Sussex District Council may wish to address this with the applicants.

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08.00466.FUL

(LW)

LEYLANDS WARD

**58 St Peters Road**

(Mr & Mrs Richard Bowles)

Two storey extension to the rear of the existing house and a single storey link between the existing house and the existing garage/utility room. All windows on the existing rear elevation will be replaced. Proposed associated hard and soft landscaping.

**OBSERVATIONS: Recommend Approval**

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08.00532.TREE

(DS)

ST ANDREWS WARD

**2 Swann Close**

(Mr & Mrs R Johnson)

Fell Oak (T76).

**OBSERVATIONS: No Objections**

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08.00293.FUL

(SK)

MEEDS WARD

**Burnetts Printing Works Ltd, 34 Cyprus Road**

(Belfray Homes Ltd)

A three storey (with basement) building containing 7 apartments comprising 6 x 2 bed and 1 x 1 bed units with basement parking for 10 bicycles and 6 powered two wheelers together with refuse and recycling.

**OBSERVATIONS: Recommend Refusal** – the development was premature in light of the Town Centre Master Plan and Thornfield’s current interest in developing the Cyprus Road Car Park.

The proposal was contrary to BI of the Local Plan and out of keeping with adjacent buildings which are used for leisure and generate noise.

If Mid Sussex District Council were minded to approve this application, car parking spaces for the apartments should be provided to prevent on street parking. The apartments would also need to be fully sound proofed.

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08.00520.FUL

(AW)

LEYLANDS WARD

**10 St Wilfrids Road**

(Mr & Mrs A Gelli)

Conversion of attic into an ensuite bedroom including provision of dormer for staircase access.

**OBSERVATIONS: Recommend Approval**

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08.00553.FUL

(SK)

FRANKLANDS WARD

**Folders Farm, Folders Lane**

(Crest Nicholson Residential South East Ltd)

Conversion of existing barn and change of use to one dwelling, demolition of outbuildings and erection of new garages.

**OBSERVATIONS: Recommend Refusal** – This would be overdevelopment of the site. The estate, currently under construction, was well planned and this would reduce their green space. It would be unneighbourly because of overlooking to plots 6 and 7, which have yet to be built, and to No 4 Sycamore Drive. The roof of the garage block seems very high and taken together with the barn and the elevation of the site it would be overbearing to No 4 Sycamore Drive. If Mid Sussex District Council are minded to approve this application a condition preventing the garage from being converted should be imposed.

08.00556.FUL

(LW)

FRANKLANDS WARD

**14 Thatchers Close**

(Shaun Miles)

Loft conversion with four dormers and one rooflight.

**OBSERVATIONS: Recommend Refusal** – this development would be out of keeping with the street scene with two dormers and the symmetry of the semi detached bungalows would be affected, it would be over development of the site and the loss of a bungalow would be regretted. There is an aging and a disabled population who require single storey accommodation and properties such as this should be retained.

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08.00635.TREE

(DS)

FRANKLANDS WARD

**17 Pinehurst**

(Mrs V Edwards)

Oak (within Group G14) - Remove lowest branch on western side.

**OBSERVATIONS: No Objections**

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08.00636.TREE

(DS)

MEEDS WARD

**72 Nightingale Lane**

(Mr & Mrs L Rees)

Fell Oak (T13)

**OBSERVATIONS: Objection** – the tree is a visual part of the landscape and it should be maintained and managed as it was in 2003.

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08.00101.FUL

(SK)

HURSTPIERPOINT PARISH

**The Dene, Gatehouse Lane, Goddards Green**

(Partnerships In Care Ltd)

A new medium secure unit for 34 patients within the grounds of the existing facility.

**OBSERVATIONS: Recommend Approval**

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