



BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**
held in the Council Chamber
on **MONDAY 6 AUGUST 2007**

Present: Tony Balsdon - Chairman
Ian Simpson Vice-Chairman

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

Also Present: Mrs Anne Jones MBE
Chris Thomas-Atkin
Julian Thorpe

* *Denotes non-attendance.*

(19.00)

60. **OPEN FORUM**

Mrs S Clark, Highmead, Birchwood Grove Road, addressed the meeting on BH.07.01631.FUL, BH.07.01632.FUL and BH.07.01633.FUL. Mrs Clark drew the Committee's attention to BH.06.01829.FUL where permission had been granted for the existing garage to be converted to a separate dwelling. Letters of support from residents who supported the BH.07.01632.FUL application were circulated to the Committee. Mrs Clark felt that this eco house would blend in with the area. The County Architect felt that it would not impact on the location. It would be an environmentally friendly building which exceeded some standards and which had an Eco Standard rating of Excellent. Just because a locality was designated a Conservation Area it did not mean that design should stagnate. The Committee were shown a model of the existing property and the proposed eco house. Mrs Clark recommended this to the Committee.

Mr P Rainier of DMH Stallard addressed the meeting on BH.07.01631.FUL, BH.07.01632.FUL and BH.07.01633.FUL as the agent acting for Mr and Mrs Clark. Mr Rainier explained that the property was in

a built up area and the principle of demolition had been accepted in the granting of the previous application on the garage and was therefore acceptable. The applications acknowledged the Conservation Area status and gave a choice of a traditional or an eco house. There was a mix of house styles in the area and either property would fit in. The principle of development was acceptable because of the permission on the garage. The eco house had aimed for an Excellent Standard rating.

Mr E Holmberg, 10 Gerald Close addressed the meeting on BH.07.02113.TEL56. A similar application had been refused five years ago and in this one the mast had only been reduced from twelve to ten metres. The footprint was fourteen feet long and the cabinet was large which would have an impact on the grass verge. The application would be out of keeping with the area. He was concerned about the impact on health as the mast would be within fifteen metres of his son's bedroom.

Mrs C Daw, Birchwood, Birchwood Grove Road addressed the meeting on BH.07.01631.FUL, BH.07.01632.FUL and BH.07.01633.FUL. Mrs Daw stated that the applications were in a Conservation Area, a policy established by Mid Sussex District Council that had not been revoked. BH129 of the policy stated that permission was not usually given to demolish an existing building. Although the building in question was new it now formed part of the Conservation Area and should be seen as such. The existing building was substantial and was until recently a garage. It now looked like a house despite a condition that it remain as a garage. It was important to understand the context of these applications. It would appear that the applicant was turning his original property and garden into a personal building site which was extraordinary in a Conservation Area which needed to be respected and the policy fulfilled.

Mr J Fouraker, Oakleigh, Birchwood Grove Road addressed the meeting on BH.07.01631.FUL, BH.07.01632.FUL and BH.07.01633.FUL. Mr Fouraker was concerned that the applications contravened everything in the Conservation Area policy document. He had returned from holiday to find that some of his trees had been cut down to make way for the proposed development. He had spoken to The Trees & Landscape Officer of Mid Sussex District Council who knew nothing about it.

61. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Simon Hicks and Mrs Heather Ross.

62. SUBSTITUTES

Mrs Anne Jones substituted for Simon Hicks.

63. DECLARATIONS OF INTEREST

Mrs Anne Jones and Mr Julian Thorpe individually declared a personal interest in every planning application on the agenda in their capacity as

District Councillors and members of the South Area Planning Committee. They stated that any views they expressed were purely preliminary comments. 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.

Mrs Sue Knight declared a personal interest in BH.07.02105.C3REG in her capacity as a County Councillor and as a potential substitute member of the West Sussex County Council Planning Committee. She stated that any views she expressed were purely preliminary comments. She also declared a personal interest in BH.07.01979.COU as she was acquainted with the applicant.

Denis Jones declared a personal interest in BH.07.02113.TEL56 as he was the Chairman of the Governors at Manor Field School and was in contact with T Mobile.

Mrs Jacqui Landriani declared a personal interest in BH.07.02105.C3REG as her godson and others she was acquainted with attended the school.

64. **CHAIRMAN'S ANNOUNCEMENTS**

BH.07.01907.FUL - 36 WHEELWRIGHT LANE

Notification had been received from Mid Sussex District Council that this application had been withdrawn and no comment was required.

BH.07.01814.FUL - LAND AT FOLDERS MEADOW, FOLDERS LANE

The Chairman advised the meeting that this application would be discussed at the planning meeting on 3 September to allow a full response to be prepared in conjunction with a planning consultant.

MASTER PLANNING

The Chairman updated Members on the Master Planning process for the Town. A strategic planning meeting had been held with Councillors representing Burgess Hill at all three tiers of local government and it had been agreed that an All Tiers group would be established as part of the implementation strategy to take forward the planning of Burgess Hill. In addition the Town Clerk had attended a very productive meeting with the Head of Service for the Environment at Mid Sussex District Council.

BH.07.01631: BH.07.01632.FUL: BH.07.01633.CON - LAND ADJACENT TO HIGHMEAD, BIRCHWOOD GROVE ROAD

The Chairman stated that he had requested a more detailed planning history for this site, which was made available to the Committee at the meeting and is set out below.

BH.07.01631.FUL

(EC)

FRANKLANDS WARD

Land Adjacent to Highmead, Birchwood Grove Road (Mr A Clark)

Demolition of existing building and erection of single dwelling house.

NOTE: The previous history is as follows:

BH.196.91 - an Outline application for a 5 bedroomed detached house with detached garage was considered by this Council in September 1991 when REFUSAL was recommended.

Mid Sussex District Council REFUSED this application in December 1991.

BH.102.92 - - an application for alterations to existing property was considered by this Council in June 1992 when the following comments were made:

“The District Council should satisfy itself that the alterations to this house are not detrimental to the Conservation Area in which the property is sited.”

Mid Sussex District Council APPROVED this application in June 1992.

BH.182.92 - an application for the erection of a chalet style dwelling was considered by this Council in August 1992 when REFUSAL was recommended.

Mid Sussex District Council REFUSED this application in September 1992.

BH.047.94 - an application for a proposed detached garage block was considered by this Council in March 1994 when the following comments were made:

“No Objections – provided that the development is in keeping with the main house and not detrimental to the Conservation Area.”

Mid Sussex District Council APPROVED this application in April 1994.

BH.047.94/Amended - an application for a proposed detached garage block showing the addition on a pitched roof gable on the northern elevation was considered by this Council in May 1996 when No Objections were raised.

Mid Sussex District Council APPROVED this application in July 1996.

BH.06.01829.FUL - an application for a proposed conversion of garage to a separate dwelling was considered by this Council in October 2006 when the following comments were made:

“**Recommend Refusal** – the development is in a Conservation Area and it

would change the character of the area, reduce the size of the plot, be detrimental to the street scene and set a precedent. The proposal would not comply with the condition set by Mid Sussex District Council on 8 March 1994 which stated that, “the building shall be used as a private domestic garage in connection with Highmead, Birchwood Grove Road only and for no other purpose”.”

Mid Sussex District Council APPROVED this application in November 2006.

BH.07.01213.FUL - An application for a detached garage on existing concrete base was considered by this Council in June 2007 when the following comments were made:

Recommend Refusal – a garage in front of the building would set a precedent on this road which is in a Conservation Area. It would be out of character, affect the street scene and be detrimental to the neighbouring property. A lot of the surrounding vegetation was deciduous which meant the site was open and the garage visible in the winter. If Mid Sussex District Council were mindful to approve this application conditions should be attached that the garage should not be used as a domestic dwelling and an evergreen hedge should be planted to shield it from view.

Mid Sussex District Council has yet to make a decision on this application.

BH.07.01632.FUL (EC) FRANKLANDS WARD

Land Adjacent to Highmead, Birchwood Grove Road (Mr A Clark)

Demolition of existing building and erection of single dwelling eco house.

NOTE: For the previous history see BH.07.01631.FUL above.

BH.07.01633.CON (EC) FRANKLANDS WARD

Land Adjacent to Highmead, Birchwood Grove Road (Mr A Clark)

Demolition of existing building and erection of single dwelling house.

NOTE: For the previous history see BH.07.01631.FUL above.

65. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on 16 July 2007, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

66. **MATTERS ARISING**

The following matter had either arisen as a result of decisions made at the previous Planning & Transport committee meeting, or during the interim period, as set out in Agenda Item 7, dated 6 August 2007.

BH.06.02633.FUL – 36/38 FOLDERS LANE – Notification had been received from Mid Sussex District Council that the Planning Inspectorate would determine the appeal regarding this application in the form of a Hearing on 29 August 2007 commencing 10.00 hours in the Committee Room at Oaklands in Oaklands Road.

67. **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, 16 July 2007, were considered.

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

Notification had been received that the following appeals had been lodged with the Planning Inspectorate, as set out in Agenda Item 9, dated 6 August 2007.

- A) **APPEAL A: BH.07.00634.FUL**
Appeal by: (B Rogers)
Land at: **Gloucester Motors, 201 - 205 Lower Church Road**
Proposed Development: Removal of main building and all outbuildings and erection of 3 storey block of 6 flats.
Appeal Ref: APP/D3830/A/07/2048498/NWF
- B) **APPEAL B: BH.06.02768.FUL**
Appeal by: (Alan Clark Homes Ltd)
Land at: **77 Folders Lane**
Proposed Development: Demolition of existing property and the erection of two detached dwellings and 4 No. flats, garaging and parking.
Appeal Ref:APP/D3830/A/07/2046906/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.

69 **OLDER PERSONS HOUSING STRATEGY**

Mid Sussex District Council sought the views of Burgess Hill Town Council on the initial draft of a strategy for older persons' housing, as set out in Agenda Item 10, dated 6 August 2007.

RESOLVED that:

Mrs Anne Jones, Mrs Sue Knight and Mr Ian Simpson prepare a draft response by 14 August 2007.

70. **MID SUSSEX CORE STRATEGY**

The Committee considered a response prepared by the Strategic Planning Working Group to the Mid Sussex District Council Better Environment Advisory Group ("BEAG") report and draft sustainability appraisal which would inform the Core Strategy, as set out in Agenda Item 11 dated 6 August 2007.

RESOLVED that:

The content of the response, which had been forwarded to Mid Sussex District Council, be noted.

71. **THE GATTONS INFANT SCHOOL SAFETY ZONE (SSZ)**

Notification had been received from West Sussex County Council that plans were in place for a School Safety Zone (SSZ) to be introduced at The Gattons Infant School in Royal George Road, as set out in Agenda Item 12, dated 6 August 2007.

RESOLVED that:

The contents of the report be noted.

72. **TEMPORARY ROAD CLOSURES**

Notification had been received from Mid Sussex District Council that the following applications for Temporary Road Closure Orders had been made, as set out in Agenda Item 13, dated 6 August 2007.

- A) 999 Emergency Services Open Day (Sussex Police, Fire and Ambulance Services) on Saturday 29 September 2007.
- B) Annual Torchlight Procession (Burgess Hill Bonfire Society) on Saturday 29 September 2007 .
- C) Remembrance Day Parade (Royal British Legion) Sunday 11 November 2007.

RESOLVED that:

The applications be approved.

73. **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 14, dated 6 August 2007.

RESOLVED that:

The contents of the reports be noted.

74. Meeting terminated at 20.48 hours.

OBSERVATIONS

BH.07.01251.FUL

(TM)

MEEDS WARD

31A Park Road

(Mr W H & Mrs J Bond)

Erection of detached two storey house. Demolition of existing garage.

OBSERVATIONS: Recommend Approval

BH.07.01631.FUL

(EC)

FRANKLANDS WARD

Land Adjacent to Highmead, Birchwood Grove Road

(Mr A Clark)

Demolition of existing building and erection of single dwelling house.

OBSERVATIONS: Recommend Refusal – as the demolition of an existing building was contrary to Mid Sussex District Council’s policy on Conservation Areas. If Mid Sussex District Council was minded to recommend approval the vegetation and trees would need to be maintained to preserve the Conservation Area.

BH.07.01632.FUL

(EC)

FRANKLANDS WARD

Land Adjacent to Highmead, Birchwood Grove Road

(Mr A Clark)

Demolition of existing building and erection of single dwelling eco house.

OBSERVATIONS: Recommend Refusal – as the demolition of an existing building was contrary to Mid Sussex District Council’s policy on Conservation Areas. If Mid Sussex District Council was minded to recommend approval the vegetation and trees would need to be maintained to preserve the Conservation Area.

BH.07.01633.CON

(EC)

FRANKLANDS WARD

Land Adjacent to Highmead, Birchwood Grove Road

(Mr A Clark)

Demolition of existing building and erection of single dwelling house.

OBSERVATIONS: Recommend Refusal – as the demolition of an existing building was contrary to Mid Sussex District Council’s policy on Conservation Areas. If Mid Sussex District

Council was minded to recommend approval the vegetation and trees would need to be maintained to preserve the Conservation Area.

Members asked that an Officer from Mid Sussex District Council be invited to talk to the Committee about Conservation Areas in Burgess Hill.

BH.07.01686.FUL (EC) ST ANDREWS WARD

Land Adjoining 1 Northway (Downland Housing Association)

Construction of 1 no 3 bedroom house on land adjacent to 1 Northway.

OBSERVATIONS: Recommend Refusal – Members liked the application for the house. However, they were concerned about the site, which was on the Burgess Hill flood plain map, as it would not be possible to quantify at this stage the impact of any future development on the Keymer Tile Works site.

BH.07.01773.FUL (KH) MEEDS WARD

The Top House, Keymer Road (Punch Taverns)

Erection of covered shelter and decking area in rear garden.

OBSERVATIONS: Recommend Approval – concern was expressed at the proximity of the shelter to the entrance of the property and the possibility of passive smoking.

BH.07.01867.FUL (KH) LEYLANDS WARD

16 Bramber Way (Mr S Willard)

Proposed ground floor extension.

OBSERVATIONS: Recommend Approval

BH.07.01899.FUL (GG) FRANKLANDS WARD

8 Farm Way (Mr & Mrs Lincoln)

Conversion of garage into a habitable room.

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

BH.07.01906.FUL (GG) DUNSTALL WARD

4 Field Close (Mr. Alan Peters)

Single storey side extension.

OBSERVATIONS: Recommend Approval

BH.07.01907.FUL (GG) FRANKLANDS WARD

36 Wheelwright Lane (Mr & Mrs C Riley)

Single storey side extension including conservatory.

OBSERVATIONS: Withdrawn by Mid Sussex District Council

BH.07.01920.FUL (GG) DUNSTALL WARD

19 Baylis Crescent (Mr & Mrs Baker)

Rear conservatory.

OBSERVATIONS: Recommend Approval

BH.07.01970.FUL (GG) VICTORIA WARD

Braemar, 22 Western Road (Angela Cole)

Proposed loft conversion to provide 1 no. additional bedroom and 1 no. bathroom.

OBSERVATIONS: Recommend Approval

BH.07.01979.COU

(KH)

FRANKLANDS WARD

Sunnydale, 43 Silverdale Road

(Anita Hayman)

Change of use from an existing Physio/Natural Therapy Treatment Room to a combined domestic TV room and consulting room, giving specialist one to one private tuition together with relocating the current Physio/Natural Therapy Treatment Room.

OBSERVATIONS: Recommend Approval

BH.07.02105.C3REG

(KH)

FRANKLANDS WARD

Newick House School, Birchwood Grove Road (West Sussex County Council)

Replacement of temporary hut with a larger temporary hut.

OBSERVATIONS: Recommend Approval

BH.07.01842.FUL

(KH)

LEYLANDS WARD

141 Leylands Road

(Mr A Green)

Conservatory measuring 4.5m x 3.25m on the western side of the property.

OBSERVATIONS: Recommend Approval

BH.07.01908.ADV.

(KH)

MEEDS WARD

40 Church Road

(Jenny Mammell)

1 Projection Sign and 1 Fascia Sign.

OBSERVATIONS: Recommend Approval

BH.07.01924.FUL

(EC)

VICTORIA WARD

15 Bulbeck Close

(L Alvgren)

Extension to garage and bedroom.

OBSERVATIONS: Recommend Approval

BH.07.01936.FUL

(SK)

VICTORIA WARD

Part of Former Ericsson Site, Charles Avenue

(Driving Standards Agency)

Erection of a single storey reception/office building in connection with the use of the site as a multi purpose testing centre (cars and motorcycles/mopeds) along with associated car parking, boundary treatment and landscaping.

OBSERVATIONS: Recommend Approval

BH.07.01951.FUL

(KH)

VICTORIA WARD

23 Orchard Way

(N Moulds)

Roof conversion.

OBSERVATIONS: Recommend Approval

BH.07.01964.FUL

(GG)

DUNSTALL WARD

54 Foxglove Close

(Mr & Mrs Harris)

Conversion of garage into a habitable room.

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

BH.07.01991.FUL

(GG)

FRANKLANDS WARD

11 Alexandra Road

(Mr & Mrs Hill)

Proposed first floor extension and front single storey extension along with dormer and internal alterations.

OBSERVATIONS: Recommend Approval

BH.07.01999.FUL

(GG)

MEEDS WARD

134 Chanctonbury Road

(Mr A Tuffield)

Extension to front of property to include WC facility.

OBSERVATIONS: Recommend Approval

BH.07.02018.FUL

(EC)

ST ANDREWS WARD

46 Manor Road

(Mr I Young)

Single storey rear extension.

OBSERVATIONS: Recommend Approval

BH.07.02111.COU

(TM)

MEEDS WARD

90 Church Walk

(Buckingham Estates)

Erection of single storey rear extension to shop. Change of use from retail to Class A2 (financial and professional services).

OBSERVATIONS: Recommend Refusal – to the change of use as this is a prime retail site and should remain so in light of the Town Centre Master Plan. There was no objection to the extension to the property.

BH.07.02113.TEL56

(SK)

ST ANDREWS WARD

At the corner of Cants Lane and Kingsway

(Stappard Howes)

One 10m high 'simulated telegraph pole' mast complete with three antennas, two radio equipment cabinets, one diplexor cabinet and associated development.

OBSERVATIONS: Recommend Refusal – despite the reduction in the mast height it remained unneighbourly to residents in Gerald Close and Copestake Drive. It would spoil the street scene and remove green space, which was lacking in this Ward. It would be situated on a dangerous bend, affect visibility and could increase the severity of accidents. There was continuing concern regarding potential health risks caused by mobile phone masts. It was suggested that site sharing continue to be considered for this mast.

BH.07.02117.FUL

(KH)

LEYLANDS WARD

1 Midfields Drive

(Mr & Mrs Dowden)

UPVC conservatory to side extension.

OBSERVATIONS: Recommend Approval

BH.07.02146.TCA

(DS)

VICTORIA WARD

**St Anselm, Slimbridge Road and
Mayward, Gloucester Road**

(Mr & Mrs D Denison)

Fell two Cherry Trees (one at each property).

OBSERVATIONS: No Objections

BH.07.02157.FUL

(GG)

FRANKLANDS WARD

6 The Warren

(Mr & Mrs Gentry)

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

OBSERVATIONS: Recommend Approval
