



BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 9 JUNE 2008**

Present: Tony Balsdon - Chairman
Ian Simpson Vice-Chairman

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

* *Denotes non-attendance.*

(19.00)

312. **OPEN FORUM**

Mr Roy Ward of 11 Saddlers Close commented on application 08.01700.FUL for 77 Folders Lane. He stated that the previous application BH.06.02768.FUL had gone to appeal and had been turned down by the Inspector. He felt that this new application went some way to address the problems of the previous application that had been highlighted by the Inspector.

Mr Ward stated that provided assurances could be made regarding the plate level, a restriction made to prevent dormer windows being added to the proposed bungalow, and if the northern boundary hedge were reduced and maintained at the height previously agreed with the present owner of 77 Folders Lane (2.2 metres), then he believed the problems of overlooking and overshadowing his property would largely be addressed.

Mr Ward pointed out that the main building containing the 7 flats had twice the footprint of the previous application for 4 flats and would be a very large building which would be out of keeping with this locality as there was nothing larger than blocks of 4 flats within Folders Keep. The previous rejected application was for 6 dwellings and this application was for 8.

The plans showed only 8 parking spaces. There was a need for parking, both for residents and visitors. As there was no safe parking for visitors on Folders Lane, space would be needed within the development.

Mr Ward was concerned about the safety of the access to the proposed development and would like to see pavement added on the northern side of Folders Lane if this application were to be approved.

313. **APOLOGIES FOR ABSENCE**

An apology for absence had been received from Ms Sara Alderson-Jenkins.

314. **SUBSTITUTES**

There were none.

315. **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 comments.

Ian Simpson declared a personal interest in application BH.08.01737.FUL as he was acquainted with the applicant.

316. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed the Committee that he had received a copy of a letter to the Chief Executive Officer of Mid Sussex District Council from Turley Associates, who were acting on behalf of The Whitbread Group Plc (application 08.01031.FUL) They had been informed that their application was likely to be refused by under the District Council's delegated powers scheme on the grounds that it would not complement the surroundings. Turley had highlighted that the Urban Design Officer at Mid Sussex District Council had not recommended refusal and that the proposed location was surrounded by industrial buildings. Turley were concerned that they would need to revise their application or appeal.

317. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Tuesday 27 May 2008, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

318. **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 Tuesday 27 May 2008, were considered.

319. **TEMPORARY ROAD CLOSURES**

Committee received notification from Mid Sussex District Council that applications for Draft Closure Orders had been made for the Burgess Hill Rumble on Saturday 31 August and the Remembrance Day Parade on Sunday 9 November 2008, as set out in Agenda Item 8 dated 9 June 2008.

RESOLVED that:

the applications be approved.

320. **TREE PRESERVATION ORDER**

Notification had been received from Mid Sussex District Council that the following Tree Preservation Order had been confirmed on 22 May 2008, as set out in Agenda item 9 dated 9 June 2008.

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

RESOLVED that:

the contents of the report be noted.

321. The meeting terminated at 19.34 hours.

OBSERVATIONS

08.01497.COND

AW

MEEDS WARD

33 Cyprus Road

(Mr B Walker)

Removal of condition on Application BH/198/99 stating that this permission shall enure for the benefit of Mr B Walker only and shall not enure for the benefit of the land.

OBSERVATIONS: Recommend Approval.

08.01609.FUL

MR

VICTORIA WARD

Hammonds Farm Jane Murray Way (Tesco Stores Ltd)

(Mr Sean Quinney)

Installation of storm lobby / screen in front of store entrance (exterior) for purpose of stopping wind / rain blowing directly into store.

OBSERVATIONS: Recommend Approval.

08.01619.LDC

MR

MEEDS WARD

7 Chanctonbury Road

(Mr Jason Giles)

Loft conversion with a rear dormer.

OBSERVATIONS: The situation regarding a legal decision was noted.

08.01655.FUL

MR

VICTORIA WARD

13 Downs Road

(Mrs D Mann)

Two storey side extension.

OBSERVATIONS: Recommend Approval.

08.01714.TCA.

DS

FRANKLANDS WARD

Wykeham Birchwood Grove Road

(Steven Tomlinson)

Oak - lift canopy on northern side to clear garage roof by up to 2m. Trim canopy to clear overhead cables by 1m.

OBSERVATIONS: Recommend Approval.

08.01481.FUL

MR

MEEDS WARD

35 Holmesdale Road

(Miss J Noble)

Proposed replacement porch.

OBSERVATIONS: Recommend Approval.

08.01700.FUL

LW

FRANKLANDS WARD

77 Folders Lane

(Mr Chris Adair)

Demolition of existing 5 bed house and erection of 8 no. new dwellings (four no. 1 bed flats, three no. 2 bed flats and one no. 2 bed bungalow).

OBSERVATIONS: Strongly recommend refusal. The Committee accepted that the new application had overcome some of the unneighbourliness of the previous but if the District Council were minded to approve this application it was requested that conditions be added limiting the height of the hedge to 2.2 metres and preventing any dormer windows being added to the proposed bungalow.

This was an overdevelopment of the site due to the loss of garden space which would be replaced by parking spaces and aggravated by insufficient parking for visitors in a location predominantly accessed by car. There was no on-street parking provision and this made it dangerous. It was felt that it was inappropriate to build flats in a semi rural location.

In addition to the access required to no 77, 77b Folders Lane will also require a new vehicular access at a potentially dangerous point on Folders Lane for traffic coming from the east, leading to a loss of vegetation and therefore a significant change to the street scene.

Mid Sussex District Council should liaise with West Sussex County Council over the cumulative effect on traffic east of the railway.

08.01737.FUL

HM

VICTORIA WARD

Hammonds Place, London Road

(Mr Stephen Robinson)

Demolition of greenhouses, hanger and timber shed and erection of new private dwelling with detached garage.

OBSERVATIONS: Recommend Approval. The Committee were impressed with the design of the private dwelling and hoped that it would be adhered to.

08.01780.TREE

DS

LEYLANDS WARD

3/4 Lowlands Road

(Mr R Collins)

Ash (T1) - Remove two lowest branches on western side.

OBSERVATIONS: Recommend Approval.
