



Agenda Update Sheet

Planning Committee

Date: 11th April 2024

ITEM 5 – DM/24/0230 – Land to the east of Balcombe and south of M23, Haywards Heath.

Recommended Conditions

P.22 – Cond 5

Replace the wording of first sentence of the condition to read as follows;

‘The use of the land hereby permitted shall only take place between the following hours;’

P.22 – Cond 7

Replace the wording of the first sentence of the condition to read as follows;

‘The use hereby permitted shall not first commence until the car parking has been constructed in accordance with the approved plan’.

Additional condition to be added to Appendix A:

10. The buildings and works hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, should the use subject of this permission cease.

Reason: To conserve the natural beauty of the High Weald Area of Outstanding Natural Beauty and to accord with Policy DP16 of the Mid Sussex District Plan and THP8 of the Turners Hill Neighbourhood Plan.

ITEM 8 – DM/24/0672 – 38 The Martlets, Burgess Hill, RH15 9NN.

P.65 – Summary of consultations

MSDC Drainage

No objection to the temporary use.

WSCC Highways

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. DM/22/2828 to which no objections were raised.

This application is for an additional 6 days of filming over the earlier application. Please see our response of 30/09/22 (comments replicated below).

‘This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals. WSCC acting as the Local Highway’s Authority (LHA)

refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History

The access onto the application site is located on The Martlets and Civic Way, an unadopted highway and an adopted public maintained highway respectively. The LHA would view said adopted road to be set within an urban setting and be low trafficked. The said adopted highway is subject to a 30-mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise. In terms of design parameters, the LHA consider the parameters of Manual for Streets (MfS) as guidance.

Access and Parking

The LHA believes it reasonable to presume that the existing supermarket use produced a higher trip rate and parking demand than that of the proposed use. The LHA are aware that the site benefits from a parking area (Zone1) and a newly proposed one in Zone 2. The LHA believes these parking areas are large enough to accommodate the parking requirements of the proposal.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Conditions Parking

The use hereby permitted shall not commence until the car parking has been constructed in accordance with the approved site plan. These spaces shall always thereafter be kept for their designated purpose. Reason: To provide car-parking space for the use.'

Planning Officer comment – the parking area is already available, and the suggested condition is not required.

P.65 – Burgess Hill Town Council Observations

The Committee raised concern over the impact regarding the progression of the Urban Garden project.

Planning Officer comment – the temporary planning permission (18 months) for a public park on the former Martlets Hall site (where the proposed car parking is proposed) approved under DM/22/2751 expires on the 14th April 2024. The current proposal will therefore not have an impact on it.

This page is intentionally left blank