

Agenda Update Sheet

Planning Committee

Date: 13th October 2022

ITEM 5

Application DM/22/0640

pg. 12 – Summary of Representations

Additional letter of comments in respect of the following points concerning the West Sussex Local Highway Authority consultation response:

- the area of land that the access is over is in the ownership of the LHA and not the applicant;
- plans for the vehicle access are the same as the previous scheme DM/17/4448 and no significant highway changes since then;
- no date provided of highway officers visit;
- the applicant has not responded to requests from neighbour regarding their comments on the access to their property;
- no consideration in Stage 1 Road Safety Audit on access to 1 Kingsland Cottages as so can't be taken as no highway safety concerns;
- application alters the layout of the highway land by removing hardstanding and replacing with landscaping up to the property of 1 Kingsland Cottages removing the western tarmac splay with the main road resulting in vehicles exiting 1 Kingsland Cottages having to reverse further into and across the carriageway before being able to turn and drive off in either direction ;
- reversing in and out of driveway of 1 Kingsland Cottage is how vehicle access has always been – are dictated by the layout of the property and all other properties along terrace have to either reverse in or out as there is not enough room to turn a vehicle round;
- no comments made on excess amount of on-street parking in Reeds Lane affecting reversing in and out of driveways;
- proposal would make 1 Kingsland Cottages less safe to access property;

Appendix A – Recommended conditions

pg.54 condition 8 (fire hydrant) - reword as follows:

'No development above ground slab level for any phase shall be carried out unless and until details showing the proposed location of the required fire hydrants....'

pg.55 condition 12 (materials) - reword as follows:

'No development above ground slab level shall be carried out in respect of phases 1 and 2 unless and until a schedule of materials and finishes....'

Additional pre-commencement for Phases 1 and 2

'Prior to the commencement of the construction of any dwelling or building, including the construction of foundations, further detailed design of the internal layout of the two M4(3)((2)(b)units to demonstrate compliance, shall be submitted to and agreed in writing the Local Planning Authority. The units shall only be constructed in accordance with the approved details.

Reason: To ensure that the units are fully wheelchair accessible and to accord with policy DP28 of the Mid Sussex District Plan 2014 -2031.'

Additional pre-commencement condition for Phases 1 and 2 and re-number the rest of the conditions accordingly:

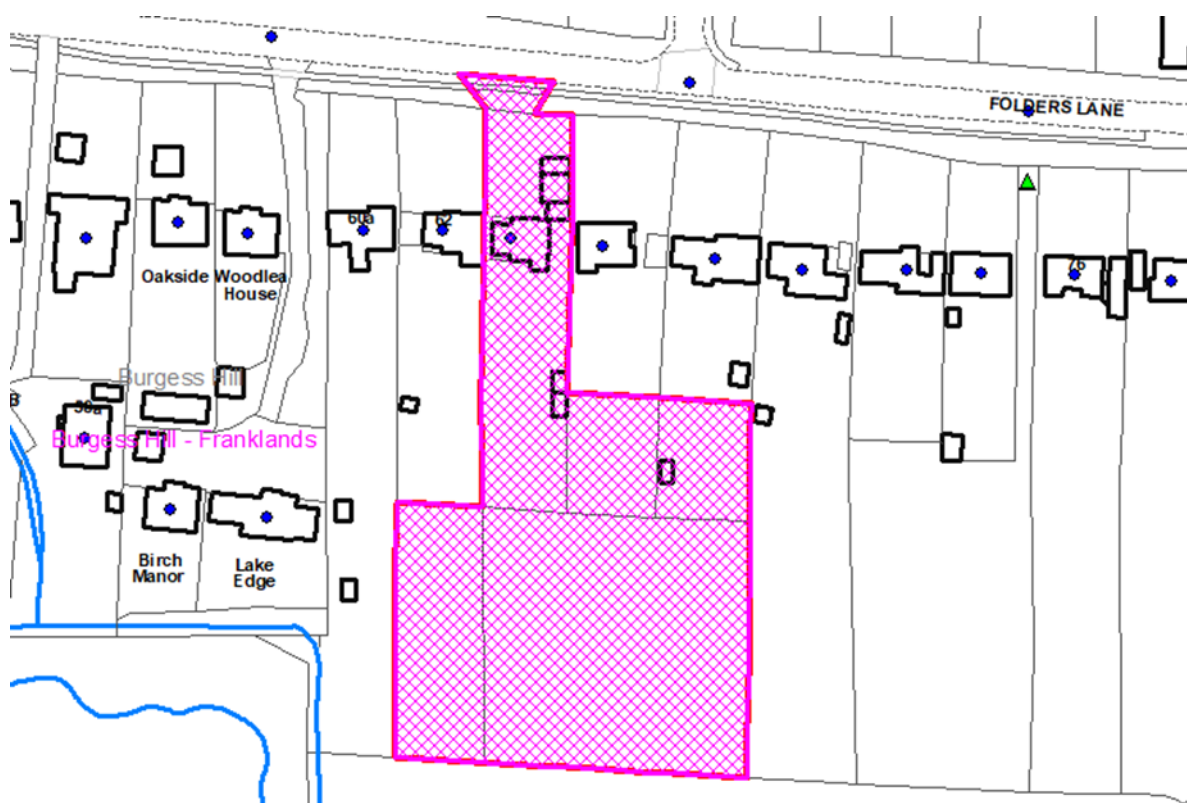
‘In the event that photovoltaic panels are required to be installed as part of the construction process of any dwelling subject to this permission, details of the location and specification of the panels shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of the relevant dwelling(s). The dwelling(s) shall thereafter only be built in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policy DP26 of the Mid Sussex District Plan 2014 – 2031.’

ITEM 6

Application DM/22/0732

The site map displayed in the agenda is incorrect. A correct map, see below, has been circulated;



Pg 131 – Appendix A Recommended Condition

Additional condition is suggested as follows;

‘In the event that photovoltaic panels are required to be installed as part of the construction process of any dwelling subject to this permission, details of the location and specification of the panels shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of the relevant dwelling(s). The dwelling(s) shall thereafter only be built in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policy DP26 of the Mid Sussex District Plan 2014 – 2031.'

ITEM 11

Application DM/22/2015

Pg 234 Summary of Consultees

Add:

Water & Access Manager West Sussex Fire & Rescue Service

The nearest fire hydrant to this site is 325 metres away, 235 metres further than the 90 metres distance required for a commercial premises. If an alternative supply of water for firefighting is to be considered it will need to conform with the details identified in Approved Document – B (AD-B) Volume 1 2019 edition: B5 section 14.

Officer Comment: This matter would be dealt with under Building Regulations legislation covering fire safety matters and does not need to be addressed as part of the planning recommendation for refusal.

ITEM 14

Application DM/22/2336

Pg 292 Parish Council Observations

Our recommendation is that MSDC should refuse the application. Nothing has changed with the resubmission, so the objections are still valid. DP26 Character, out of scale and character.

The Committee feel MSDC need to enforce on the conditions that the applicant hasn't put right

Pg 303 Appendix B – Consultations

Parish Consultation – As above

ITEM 15

Application DM/22/2828

Pg 305 – Description of development;

Delete 'Use of a demolition site of former Martlets Hall site to allow for vehicle parking'.

Pg 307 – WSCC Highways

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.

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 us

Pg 307 – Burgess Hill Town Council

The committee objected to use of demolition site as it conflicts with the plans for the Mid Sussex District Plan urban garden. They had no objection to the use of the former Lidl building, the heights building, parking zone 1 behind New Look and parking zone 2 below Lidl. The committee also stated the plans were not clear, the map was outdated, and the application used incorrect descriptions of areas.

This page is intentionally left blank