

BROADBRIDGE HEATH PARISH COUNCIL

Appendix to Minutes of the PARISH COUNCIL meeting held on **Monday 6th of March 2023 at 7.30pm**

Application	Address	Details	
DC/23/0141	5 Cheesmer Way	Conversion of loft to form habitable space, incorporating installation of 3no rooflights to rear.	Comments raised about whether the new proposed rear roof lights (Velux windows) will overlook the adjoining (and/or neighbouring) property's garden? No objection, unless material objections raised in response to the above or other matters.
DC/22/2136	51 Heydon Way	Conversion of existing garage into habitable accommodation (Retrospective).	Comments raised: <ul style="list-style-type: none"> Concerns with potential loss of parking space - which could cause issues as the roads in this area are narrow and already have issues with parking. There does not appear to be any indication as to what the 'living accommodation is' whilst a home office/gym etc would be less intrusive if this is to be rented or used as an annex to live in then this will cause more parking issues in the area. <p>The committee were minded to object to this retrospective application on the principle of not having sufficient information to make an informed decision.</p>
DC/23/0227	105 Churchill Way	Conversion of loft to form habitable space, incorporating creation of 1no dormer and installation of 2 rooflights to side.	No objections, assuming no material objections from adjoining / neighbouring properties. The below comments were raised: The addition of the roof dormer directly above the existing pitched roof feature does make the proposed side and front elevations look a little odd aesthetically.
DC/23/0120	38 Billingshurst Road	Creation of dropped kerb and creation of driveway/parking area.	No objection, although comments were raised about the loss of green space and street parking.

DC/23/0237	Newbridge Nurseries	Installation of electric vehicle charging hubs and associated infrastructure.	Please see full response below*.
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***PLANNING RESPONSE TO DC/23/0237**

On review of Planning Application DC/23/0237, our Planning Committee have no objections and showed support for the need for such installations in / near to the village, noting the location overall is likely well suited due to its proximity to major though roads.

However, concern over its location within the Newbridge Nurseries site and the impact to residential properties was raised for the following reasons.

- **Hours of operation not stated**, likely 24 hours causing additional site hours beyond that of the current nature of the business – potentially generating "out of normal hours" traffic to/from the site and possible consequential noise and disturbance. This may be a factor for close(r) neighbours of the site.
- **Lighting scheme not submitted**, additional lighting is stated to be required but will be reserved by condition. Additional lighting matching existing columns already present on the site will likely impact local residents due to proximity to residential properties- much of the car park lighting was removed on application DC/16/2250. There is already a condition covering the site on ref DC/16/2250 regarding lighting (condition 17) which reduces the lighting wash across the site-this application will impact this and increase the lighting wash.
- **New swept path analysis for lorries** would be required as this currently impedes the current route which is reasonably tight DC/16/2250 (condition 11-currently not discharged).
- The area of landscaping to be removed to accommodate this was due to be enhanced/protected under DC/16/2250 (condition 9-currently awaiting decision on revised scheme).
- This work would potentially impact around an established Oak tree

Locating the charging station to the Westerly side of the Newbridge Nurseries car park, closer to Five Oaks Road, would keep out of hours noise and lighting away from the residential areas and therefore the above comments would no longer be valid.

Previously the e-car charging facilities were located to Southern side of the site under DC/22/2250.

Should approval be granted, could we request for a Condition to review the activity / status after 6 months of operation?