



**Minutes of the Online Extraordinary Meeting of Bury Parish Council held on Monday 18<sup>th</sup> January 2021 commencing at 6.30pm**

**1. Attendance and Apologies for Absence**

In attendance: Councillors Davis (Chair), Labarte (Vice Chair), Whyles, Champness, Daykin, Rudd, Marconi and Morrison.

Also in attendance: Mike Simpson (Clerk)

**2. Public Session (Members of the Public may speak for up to five minutes at the discretion of the Chair)**

There were 4 members of the public present.

**3. To Receive Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation.**

There were none.

**4. Approval of the Minutes of the Council Meeting of the Parish Council held on 4<sup>th</sup> January 2021**

The minutes to the meeting held on 4<sup>th</sup> January had been circulated previously and it was **AGREED** they were a fair and accurate record.

**5. Planning Applications**

**SDNP/20/05752/CND** White Webbs Cottage Church Lane Bury RH20 1PB Proposal: Erection of outbuilding to provide home office and glazed link. Variation of condition 2 of planning permission SDNP/20/01479/HOUS. Changes to approved drawings- amended setting out and roof design.

Councillors were concerned at the changes to the revised application and **AGREED** to object to the application as the increase in size of the outbuilding would reduce considerably the space between its boundary and the neighbour's. This would not only appear dominant and overbearing from the neighbouring occupier's outlook but would create a terracing effect and therefore have a detrimental impact on the character and appearance of Church Lane.

**SDNP/21/00078/TCA** Appletree Cottage: The Street Bury Pulborough West Sussex RH20 1PA Proposal: Notification of intention to fell 1 no. Cedar tree (T1).

Councillors **AGREED** to remain neutral on this application and did not wish to impose a TPO.

**6. Policies**

**To consider a policy for pre-application planning discussions**

Councillors reviewed the amended policy and **AGREED** to approve it.

**7. Hillside Nurseries**

**To discuss plans for the development of Hillside Nurseries**

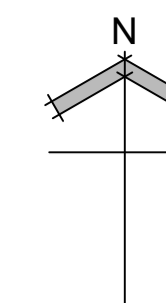
Michael Hartnett Executive Homes presented their plans for the redevelopment of Hillside Nurseries which included a mix of residential and commercial B1 and B8 units. Mr Hartnett stated they were sympathetic to the South Downs area and wanted the design to reflect this. They were happy also to discuss the number of residential and commercial units. Councillor Whyles questioned how well residential and commercial units would mix; Mike Hartnett said it would be dependent on good

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design and landscaping. He added that the commercial units would be 'high end' such as IT companies and not heavy industry and they could apply covenants to ensure the use was protected. Councillor Whyles asked how much the residential units would cost to which Mike Hartnett responded approximately £330,000 for a 2-bedroom house and £425,000 for a 3 bedroom house. Councillor Labarte stated that any houses on the development would be 'windfall' and not count towards the housing allocation in the Neighbourhood Plan and, therefore, the Plan would need to be amended to allow for this new provision since one of the current sites was no longer available. Councillors stated they would like young families within Bury to have the first option to buy any residential units. Mr Hartnett responded by saying they could allocate some units for such residents and the Council could advise them on whether reduced price housing was necessary. Councillor Morrison questioned what effect the development would have on the A29 and highlighted the site was part of Bury village and should not be thought of separately. Councillor Morrison also questioned whether the site design reflected the character of Bury and would like to see more features that would make it special to the village. Mr Hartnett and Mr Trice both agreed with Councillor Morrison's comments and suggested an online virtual tour of the village with Councillors to gather more information about how they can integrate the character of the village into their plans. Councillors agreed that it was a good next step and were happy to oblige.

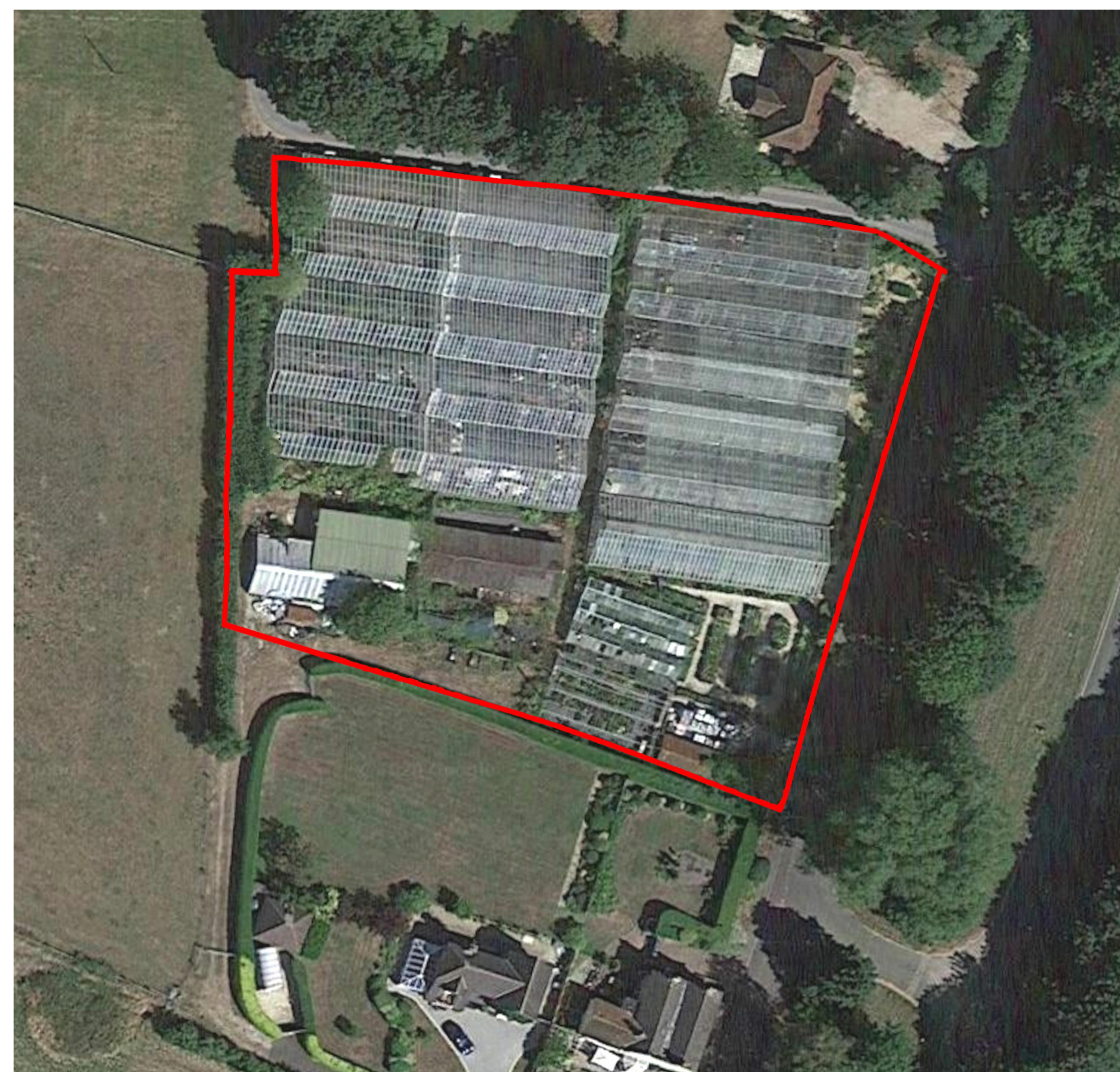
The meeting ended at 8.10pm



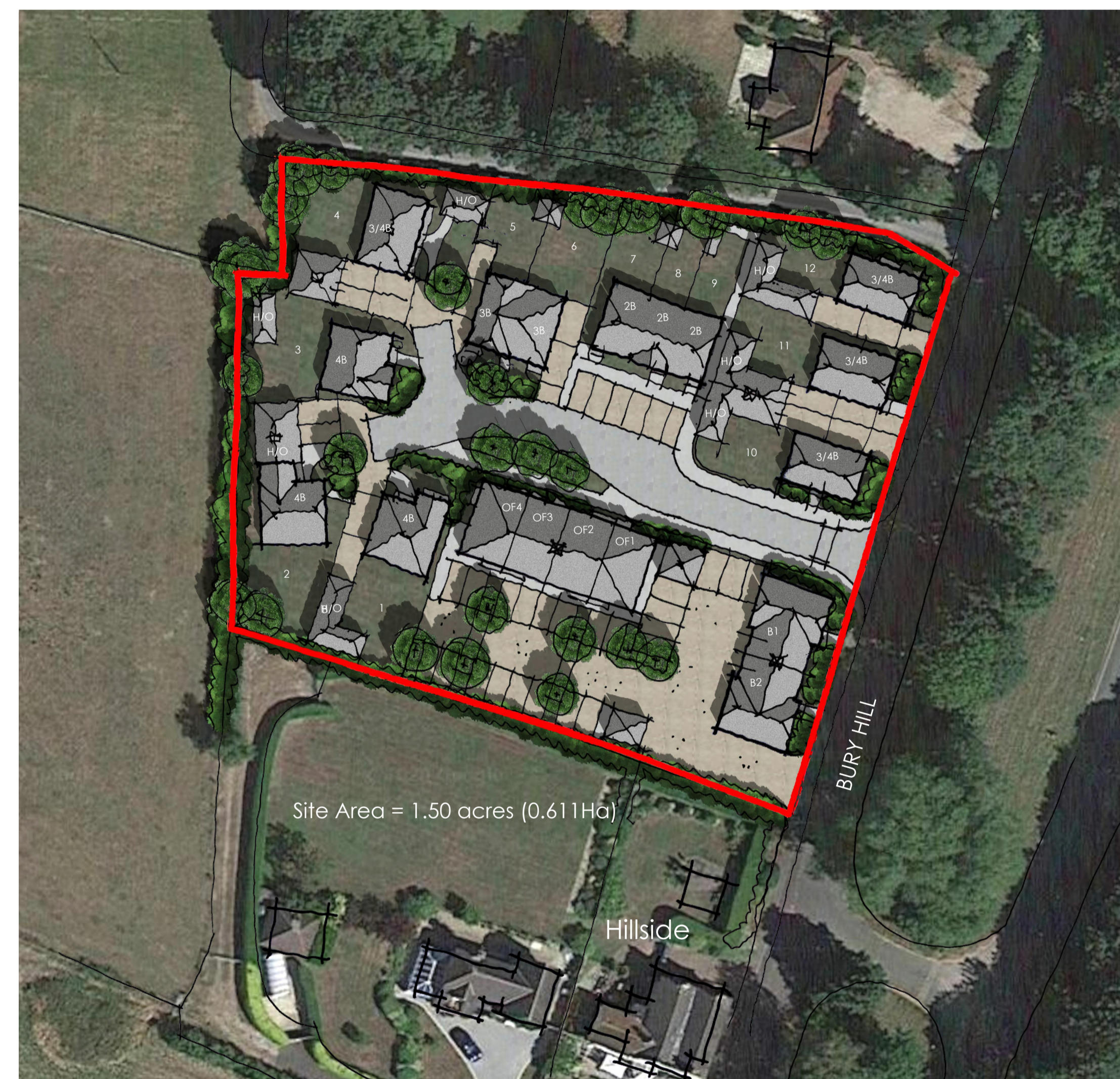


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Rev	Date	Drawn	Checked
A	07/10/20	SD / PH	
SCHEME REVISED			
B	07/10/20	PH	
PATH TO SOUTHERN BOUNDARY ADJACENT TO TYPE B UNITS OMITTED			
C	08/10/20	PH	
PATH TO SOUTH EAST CORNER OF SITE OMITTED RED LINE APPLICATION BOUNDARY AMENDED			
D	28/10/20	PH	
OPTION B ADDED			
E	29/10/2020	PH	
TYPE C UNITS OMITTED			
F	15/01/21	PH	
SCHEME OPTION E ADDED			



Existing Aerial View



Proposed Sketch Layout Option E

OPTION E						
TYPE	NAME	STOREY DESCRIPTION	TOTAL NO.	Sq/Ft	Tot. Sq/Ft	
2B	Type 2B	2 2 Bedroom House	3	850	2550	
3B	Type 3B	2 3 Bedroom House	2	1000	2000	
3/4B	Type 3/4B	2 1200sq/ft 3/4 Bedroom House with 200sq/ft workspace	4	1400	5600	
4B	Type 4B	2 1500sq/ft 4 Bedroom House with 200sq/ft workspace	3	1700	5100	
OF	Type OF	2 Workspace Unit	4	1100	4400	
B	Type B	1.5 B1 / B8 Use Class Unit	2	1500	3000	
<b>TOTAL</b>			<b>18</b>		<b>22650</b>	
SITE AREA (HA)	<b>0.61</b>					
SITE AREA (A)	<b>1.51</b>					
NETT SITE AREA (HA)	<b>0.61</b>					
NETT SITE AREA (A)	<b>1.51</b>					
DENSITY 1 (S.Q.FT/A)	<b>15033</b>					
DENSITY 2 (U/HA)	<b>30</b>					

**PRELIMINARY ISSUE**

Project:  
BUSINESS UNITS AT BURY NURSERY SITE  
BURY HILL, BURY  
WEST SUSSEX

Drawing Title:  
SKETCH LAYOUT  
EXISTING / PROPOSED COMPARISON  
OPTION E

*mjh*  
MICHAEL HARTNETT  
EXECUTIVE HOMES

**carlton**  
design partnership

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1:500 0 5 10 15 20 25m  
@A1

Dwg No: 200204/SKL-01 Rev: E



[www.mjh-homes.co.uk](http://www.mjh-homes.co.uk)

## Meeting with Bury Parish Council (BPC)

18<sup>th</sup> January 2021

MJH Executive Homes Ltd would welcome the input from Bury Parish Council on how best to develop the now redundant employment site at Hillside Nursery Bury. We would like this to be developed into an asset the community can be proud of in terms of quality design and innovation.

In view of this changing world, we also want it to develop a viable scheme and sustainable for the village and local economy and a small development the Village will be proud of for years to come.

The options proposed are purely conceptual.

1. We feel this is an ideal site for development.
2. The latest proposal suggests a mixed residential and commercial development comprising of 'workspace' units that could be used by cottage industry such as local crafts, professional services and other uses that would benefit the community and adaptable, with a mixture of residential units, separated as you will observe.
3. We are very conscious the design needs to be paramount in this beautiful location. The proposal could use traditional styling both in terms of design and materials. Alternatively, we could develop a very contemporary feel with glass and steel. Both options would fit beautifully if designed sensitively. We would appreciate BPC comments on this idea?
4. In the latest proposal, we have suggested a mixed use comprising of business units and residential housing. Some of the residential housing could be sold at a reduced rate for young people/ current members of the community wanting to get on the property ladder.
5. Part of the housing scheme could include separate 'workspace' from the main residence that would be equipped with a small kitchen, cloakroom (wc) and IT connections. This space would be designed with current working practices in mind so that people could work independently or there would be space for colleagues to join them as required. It is likely that we will see a trend in coming years with people working in this way, rather than commuting to large offices. This scheme is a great opportunity for Bury to lead the way in innovative design for the future. This will keep communities strong and sustainable.

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6. We have read various correspondence regarding enhancements to footpath links etc. We would be interested to hear more. Perhaps this could be included in the scheme. The current footpath, The Coffin Trail, the history of which is well known runs along the southern border of Hillside House in their driveway and has as far as we know been the case for many years. We are not sure how this could be included in the scheme apart from say improved signing?
7. As you will be aware the Parish approved planning for 6 homes in its Neighbourhood Plan and MJH did in fact look at the land a few years ago. It was not viable because there was a huge amount of legal covenants which did not permit development in line with what the Parish had put forward. The site at Bury Nursery could accommodate these numbers?
8. It is a conceptual scheme and open for discussion and we would reiterate the scheme has to work for everyone. We see it as a definite asset to the community providing family and starter family accommodation which by definition would be good for Bury C of E School, the Church, Village activities etc.

We look forward to hearing your comments and welcome your constructive feedback.

Attending the Zoom meeting will be Michael Hartnett (Director for MJH Executive Homes) and Steve Dalton (Design Director/ Urban Planning, Carlton Design Partnership)