

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 2 January 2024

S Inglesfield (*Chair*)
D Pascoe (*Vice Chair*)
A Bashar
N Chapman
S Ellis
B King
D Nicholson
A Platts **

* Absent

** Apologies

Also present: Regarding application number DM/23/3105 - Land off Turners Mill Road:
West Sussex County Councillor Sujan Wickremaratchi and Mr Stephen Mitchell, both of whom had registered to speak *against* the application; 4 other local residents, who were attending in order to observe the Committee's consideration of the proposals.

94. Apologies

The following apology was received:

Member	Reason for Absence
Cllr A Platts	Ill health

95. Minutes

The Chair informed Members that the minutes of the previous meeting, held on Monday, 11 December 2023, would be presented for sign-off at the next meeting, which was scheduled for Monday, 22 January 2024. [Reason: The Deputy Clerk/Responsible Financial Officer had yet to complete the minutes because he had had to prioritise his work on the Town Council's budget for 2024/25.]

96. Substitutes

There were none.

97. Members' Declarations of Interest

Councillor Bashar made the following declaration:

"I declare a personal interest in all planning applications under agenda item 6 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Planning Committee. I further reserve the right to alter my views should the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

98. Planning Appeals

There were none.

99. Licensing Applications

There were none.

100. Comments and Observations on Planning Applications

Members made comments and observations on 12 planning applications as per Appendix 1 attached.

101. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8:27pm.

APPENDIX 1

Week 1

DM/23/2674 – 11 Boltro Road

Lucastes Boltro

Variation of condition 2 of application DM/17/1697 for amendments to front elevation and two new roof lights to rear of ground floor apartment. (Please note amended address.) Description amended 06.12.2023 to include rear roof profile adjustments.

No comment.

DM/23/2983 – 17 Oathall Avenue

Bentswood & Heath East

Proposed amendment to conditions 2 (approved plans) and 3 (materials) relating to planning application DM/23/1122 for an amendment to the external finish.

No comment.

DM/23/3006 – Barn Cottage Pavilion, Barn Cottage Lane

Bentswood & Heath East

Variation of condition no. 2 of planning permission DM/21/1758 for a new mixed-use purpose built community centre with use by day nursery, with an outdoor play area not attached to the existing pavilion building.

No comment.

DM/23/3061 – 20 Wealden Way

Lucastes & Bolnore

Proposed garage conversion and single storey extension.

No comment.

DM/23/3062 – 23 Greenhill Way

Franklands

T1 – Hornbeam overhanging crown reduced by 2.5m. T2 – Oak overhanging crown reduced by 2.5m. T3 – Oak overhanging crown reduced by 2.5m. T4 – Oak overhanging crown reduced by 2.5m.

Defer to the opinion of the District Council Tree Officer.

DM/23/3068 – 69 Haywards Road

Ashenground

Rear extension and refurbishment of existing garage studio space.

No comment.

DM/23/3071 – 45 Blunts Wood Road

Lucastes & Bolnore

Rear single storey extension with a flat roof and a lantern rooflight. Partial rear garage conversion into utility room. New small side window to match existing windows. New door to side of garage. Installation of French doors with Juliet balcony in place of rear first floor window.

No comment.

DM/23/3074 – David Jenkins Design Ltd, The Architects Office, Gower Road

Ashenground

Conversion of first floor of unused office space into one bedroom flat.

The Town Council was disappointed to note that from the plans provided, it was not possible to easily determine the actual size of the proposed rooms. Therefore, the Housing Standards requirements stipulated by Mid Sussex District Council's Environmental Health Officer were welcomed and it was hoped that the development would be compliant with them.

DM/23/3105 – Land off Turners Mill Road

North West

Redevelopment of the site comprising the erection of 16 new residential dwellings (Use Class C3), together with associated car and cycle parking, landscaping and other associated works.

The Town Council **OBJECTS** to this application for the following reasons:

1. it would be contrary to elements of the following Policies of the Mid Sussex District Plan 2014–2031:
 - a. DP25: Community Facilities and Local Services;
 - b. DP26: Character and Design;
2. despite the application being accompanied by a flood risk, foul sewage and surface water drainage assessment – which *should* serve the purpose of reassuring the local community – the Town Council is unconvinced by its conclusions and recommendations, and remains very concerned about the drainage situation in this locality;
3. the Town Council is concerned about the additional traffic that the development would generate and its effect on Turners Mill Road and Harlands Road in particular. Furthermore, changes to access arrangements for the Haywards Heath College campus would affect the ease with which emergency services vehicles could attend a potential incident;
4. the proposed high density of dwellings is not appropriate given the topography of the site and its elevated position in relation to existing neighbouring residential properties;
5. the community was given to understand that the land was to be used for educational sports purposes only and so there is now a sense of betrayal that it is being hived off for residential development;
6. turning the site into a residential development would hamper any future expansion of Haywards Heath College. Surely, as the population increases, there will come a time when the college needs to increase its capacity.

In the unwelcome event of permission being granted, the Town Council asks that this be conditional on the requisite provision of on-site social or affordable rented homes in accordance with Policy DP31 of the Mid Sussex District Plan 2014–2031. As it stands, the application form itself proposes 2 no. 'Affordable Home Ownership' units and 2 no. 'Starter Home' units, with **NO** provision under the 'Social, Affordable or Intermediate Rent' category. Furthermore, the Town Council would find it unacceptable for the developer to pay a commuted sum in lieu of the provision of affordable housing on site.

Consent should also be conditional on the submission and approval of a Construction Management Plan, which must include an obligation to repair – at the developer's expense – any damage to the West Sussex County Council highway (both road and pavement) caused by construction traffic or contractors' vehicles.

Week 2

DM/23/1860 – Land adj to North Colwell Barn, Lewes Road

Franklands

Four bed detached dwelling. Amended plans received 05.12.2023 adding a green roof to the proposed dwelling. Amended site layout plan received 14.12.2023 showing the proposed dwelling re-sited and a revised Arboricultural Report.

The Town Council notes the submission of amended plans and a revised Arboricultural Report (received by Mid Sussex District Council on 05/12/2023 and 14/12/2023). Whilst the concept of a green roof is to be welcomed, the amendments do not address any of the **OBJECTIONS** that were raised by the Town Council when this application was first considered (in August 2023), namely:

1. the proposal is contrary to Policy E9 of the Haywards Heath Neighbourhood Plan and Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014–2031. The purpose of these policies is to protect the character, appearance and environment of a locality and in this instance, they should be given significant weight;
2. the proposed development should be resisted in order to prevent an unwelcome precedent of 'creeping urbanisation' in this locality and to protect the Lewes Road Conservation Area;
3. the proposed flat roof for the dwelling would be detrimental to the development as a whole and out of character because the majority of properties in this locality have pitched roofs.

DM/23/3196 – Downlands Park Care Home, Bolnore Farm Lane

Lucastes & Bolnore

Discharge of conditions 3,4,5,6 and 7 and part discharge of condition 5 in relation to DM/20/4159.

No comment.

DM/23/3197 – 53 Lewes Road

Franklands

T1 Indian Bean Tree – reduce by 2–2.5m to previous points. T2 – Magnolia Grandiflora – reduce height by 2.5m. T3 Magnolia – reduce height by 1.5m and sides by 1–1.5m.

Defer to the opinion of the District Council Tree Officer.