

# HAYWARDS HEATH TOWN COUNCIL

THE TOWN HALL, 40, BOLTRO ROAD, HAYWARDS HEATH  
WEST SUSSEX, RH16 1BA

Tel. 01444 455694 Fax 01444 455075

Town Mayor – Cllr Mr John Sabin

Town Clerk – Mr Steven Trice

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7<sup>th</sup> June 2011

To all Councillors on the Planning Committee and others for information

Dear Councillor,

You are hereby requested to attend a meeting of the **Planning Committee** to be held on **Monday 13<sup>th</sup> June 2011 at 7.00pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

**Please note the early start time of this meeting.**

Yours sincerely,

*Steven Trice*  
Town Clerk

## AGENDA

1. To receive apologies for absence.
2. To confirm the minutes of the meeting of the Planning Committee held on the 23<sup>rd</sup> May 2011.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To receive and note Mid Sussex District Council planning decisions.
6. To note any appeals lodged or decisions and licensing applications.  
Licensing: None received  
Planning Appeals: None received
7. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
8. To consider any items that the Chairman agrees to take as urgent business.

Committee Members: C Ash-Edwards (*Chairman*), W Hill, R Clarke, J Sabin  
M Pulfer, S Ellis, C McLean, J Hayden

## HAYWARDS HEATH TOWN COUNCIL

### PLANNING COMMITTEE

Minutes of the meeting held on Monday 23<sup>rd</sup> May 2011

**Present: Cllrs:** C Ash-Edwards (*Chairman*)  
M Pulfer\*\*  
R Clarke  
Mrs S Ellis  
Mrs J Hayden  
W Hill  
Mrs C McLean  
J Sabin

**Absent \***  
**Apologies \*\***

**Also Present: Cllrs:** T Farmer and R Bates and 11 Members of the public who had attended the meeting to listen to item 8 of the agenda.

Before the meeting commenced a presentation was made by 6 Members of the Lucastes Community Conservation Group. The group had attended the meeting to outline their objections to planning application HH/11/01254/OUT – Land to the North of Butlers Green Road, Haywards Heath. The group broke their presentation down into 6 distinct areas. The areas covered included the policy background, strategic gap information, ecology issues, highway implications, conservation matters and the effect on the proposed development of surrounding listed buildings.

The Chairman thanked the group for their presentations and informed them that item 8 under which the application would be considered would be brought up the agenda to item 5 after the formal business of points 1-4.

#### 1. **Apologies**

The following apologies were received:  
M Pulfer – Work commitments

#### 2. **Minutes**

Minutes of the meeting held on 26<sup>th</sup> April 2011 were taken as read, confirmed as a true record and duly signed by the Chairman

#### 3. **Substitutes**

Mrs M Davies for M Pulfer

#### 4. **Member's Declaration of Interest**

Mrs M Davies declared an interest as a Member of Mid Sussex District Council's Central Planning Committee and stated that she would not take part in the debate relating to item 8 HH/11/01254/OUT – Land to the North of Butlers Green Road, Haywards Heath.

#### 5. **Planning Decisions**

No decisions to note, as there had not been a Mid Sussex Central Planning Committee since the last meeting of the Committee.

#### 6. **Planning Appeals/Decisions**

Members noted a licensing application in relation to the Fox and Hounds, Fox Hill and made no comment.

**7. Comments and Observations on Planning Applications**

Members made comments and observations on 21 planning applications as per Appendix 1 of these minutes.

**8. Planning Application - HH/11/01254/OUT – Land to the North of Butlers Green Road, Haywards Heath.**

Members considered the application and made the following comments:

Haywards Heath Town Council would like to strongly OBJECT to the development of the site known as land to North of Butlers Green Road under planning reference HH/11/01245/OUT on the following grounds, which are contrary to Mid Sussex District Council's planning policy included in its Local Plan 2004-2016.

The site is located outside of the built up area boundary of the Town and falls within the strategic gap, as designated by the Local Plan. As a result the development would be detrimental to maintaining the strategic gap, between Haywards Heath and Cuckfield, therefore contravening policy C1 and C2 of the Local Plan and CC6 of the South East Plan.

The Council also has concerns in relation to the nature of the land that the development will take place on as it is designated as grade 2 agricultural land, which conflicts with policy C7. The loss of this amenity land would contravene policy C6 and also H3 as it is nature conservation land. In addition the land contains woodland classified as 'ancient woodland', which has ecological value as there are nature corridors, which are home to protected species. Any development on the land would be contrary to policy C5 and H3. There is also the potential for damage to the neighbouring Blunts Wood and Paiges Meadow.

The Council would also raise transport objections in terms of construction traffic having to access the site via Lucastes Road during development and increased ongoing traffic flow levels along Lucastes Road once the site is completed. It is envisaged that the increase of car movements would far surpass that predicted in the outline application and the increased on road parking, which is not accommodated for in the application, this would be detrimental to the locality and therefore conflict with policy B3.

We would also point out that the development would have an impact on the two listed buildings, policy B10, that neighbour the site and would mean the loss of a tree with a Tree Preservation Order on it. There are also concerns in relation to the density and scale of the proposed development, which is not in keeping with the surrounding area, policies B12 and B1A.

Members **RESOLVED** to;

**Make representation to Mid Sussex District Council on planning application HH/11/01254/OUT as per the body of this minute.**

**9. Project Plan for comment on Mid Sussex District Council's District Plan and the Production of a Neighbourhood Plan for Haywards Heath.**

Members considered the action plan, were happy with timetable and the milestones included, then without further comment,

Members **RESOLVED** to;

- (a) Adopt the Project Plan for the Town Council's timetable for comments on Mid Sussex District Council's District Plan and the production of a Neighbourhood Plan for Haywards Heath.**
- (b) Instruct the Clerk to implement the Project Plan immediately.**

**10. Oathall School Safety Zone Update**

The Clerk verbally updated Members on his discussions with West Sussex County Council on the matter. The Clerk had expressed concerns to West Sussex County Council officers on the scope of the scheme, which was somewhat different to that agreed through a three tiers meeting (meeting of Town, District and County Councils) held in August 2010. There has also been concern around the lack of ongoing consultation on the scheme through to its agreement by West Sussex County Council's 'County Local Committee'. As a result of the change to the scope of the scheme, funding the project had now become an issue. This was due to a scheme which was envisaged to predominantly focus upon the Haywards Heath side of Oathall School being turned into a scheme that focused on the Lindfield side of the school, and furthermore, branched out to schools in Lindfield. As a result it was felt unreasonable that Section 106 contributions from Haywards Heath be solely used to fund the scheme. The Clerk was pleased to inform Members that he had, in principle, ascertained what the funding scheme was for the safety zone with West Sussex County Council, which presented the best deal available for the Town Council. This meant that Section 106 contributions from both Haywards Heath and Lindfield would be used to fund the project on nearly a fifty/fifty split. The Clerk was also satisfied that the project would benefit children accessing Oathall School from Haywards Heath by opening an access to the south of the site. The committee felt that the scheme was not what was suggested by the three tiers and noted that West Sussex County Council officers had agreed that there should have been more engagement on the matter. It was also agreed that Council should not hold the project up any further because the best deal for the Town in the circumstance had been struck. Members then thanked the Clerk for his update and work on the matter and then;

Members **AGREED** to;

Note the Clerks update.

**11. Street naming consultations at Sandrocks on Rocky Lane and the link road between Wivelsfield Road and Colwell Road.**

Members considered the two requests from the street naming officer at Mid Sussex District Council. Members had no objection to the naming of the Sandrocks road network as Cedar Avenue and thought that the re naming of Chequer Hill to Colwell Road was a sensible idea and way to proceed, so as to avoid confusion when the road layout is changed.

Members **RESOLVED** to;

**Name the road network located in the proposed development of Sandrocks on Rocky Lane as Cedar Avenue and that the link road between Wivelsfield Road and Colwell Road be a continuation of Colwell Road and that the Chequer Hill be removed.**

**12. Items agreed as urgent by the Chairman**

There were none.

**The meeting closed at 9.10pm**

**11/00797/FUL - 19 Sussex Road, RH16 4DZ**  
Change of use to takeaway (A5).

Ashenground

Observations: **Objection** – on the grounds that the opening hours, especially on a Sunday night were too late, in relation to the surrounding area. There were also concerns about an increase of traffic stopping a outside takeaway and the potential for increased litter and noise.

**11/00982/FUL - North Colwell Barn, Lewes Road, RH17 7TB**  
Lean-to, rear extension containing Kitchen/Breakfast room.

Franklands

Observations: **No Objection** – No comments

**11/01062/FUL - 31 Sussex Road, RH16 4DZ**  
Extension to existing maisonette to provide bathroom and new entrance stairs.

Ashenground

Observations: **Objection** – overdevelopment of the site.

**11/01097/FUL - Beech House, Lucastes Road, RH16 1JW**  
Two storey rear extension to ground and first floor, lower ground floor garden room extension and room in the roof extension.

Lucastes

Observations: **Objection** – overdevelopment of the site and the loss of amenity to the neighbouring properties.

**11/01106/TCA - 36 Lucastes Avenue, RH16 1JX**  
Fell one Cherry

Lucastes

Observations: **No Objection** – No comments

**11/01119/TREE - 52 Washington Road, RH16 3HH**  
Oak (T1) - reduce overall canopy by one third and lift by 2m

Bentswood

Observations: **No Objection** – No comments

**11/01132/COU - Unit 29, The Orchards, RH16 3TH,**  
Change of use from retail (A1) to a high class Nail Salon ( Sui Generis)

Heath

Observations: **No Objection** – No comments

**11/01137/FUL - 17 Oathall Road, RH16 3EG**  
Attached garage to coach house extension (amendment to 09/02463/FUL)

Heath

Observations: **No Objection** – No comments

**11/00752/FUL - Little Oldfield, Snowdrop Lane, RH16 2QE**  
New detached 3 bedroom house with garage on land to the side of Little Oldfield.

Franklands

Observations: **No Objection** – Members were concerned about the development, which could be deemed a back garden development, but had no reason to object on planning grounds.

**11/01127/LDC - 35 Eastern Road, RH16 3NG**  
Proposed loft conversion. This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Bentswood

Legal decision no comment.

- 11/01185/FUL - 5 Penland Road, RH16 1PP** **Lucastes**  
Two storey rear extension and side extension above existing garage
- Observations: **Objection** – overdevelopment of the site and the loss of amenity to the neighbouring properties.
- 11/01246/TREE - 6 Washington Road, RH16 3HQ** **Bentswood**  
Oak (T1)- lift canopy by 2m
- Observations: **No Objection** – No comments
- 11/01261/TREE - 23 Washington Road, RH16 3HL** **Bentswood**  
2 Oaks (T 1 and T 2) Lift canopies to 4 meters above ground.
- Observations: **No Objection** – No comments
- 11/01081/FUL - 1 South Road, RH16 4LE** **Ashenground**  
Conversion of first floor store area above launderette to a 2 bed flat
- Observations: **No Objection** – No comments
- 11/01203/FUL - 20 Fox Hill Village, RH16 4QZ** **Franklands**  
Two storey rear (south east) extension and single storey front (north west) extension.
- Observations: **Objection** – overdevelopment of the site and the loss of amenity to the neighbouring properties. This was on the grounds of the percentage size increase of the building would affect the view and light of the neighbouring property.
- 11/01225/FUL - 9 Weald Rise, RH16 4RB** **Franklands**  
Erection of a timber deck and walkway. The deck will be located at the rear of the house, adjacent to the middle room on the middle floor.
- Observations: **No Objection** – No comments
- 11/01270/TCA - 37 Lucastes Avenue, RH16 1JU** **Lucastes**  
Fell 5 Conifers
- Member's deferred comment until the Clerk has spoken to the tree officer.
- 11/01291/TCA - 51 Oathall Road, RH16 3EL** **Heath**  
Fell - 1 Lombardy poplar
- Observations: **No Objection** – No comments
- 11/01109/ADV 3 Sydney Road, RH16 1QQ,** **Heath**  
Illuminated sign.
- Observations: **No Objection** – It was noted that the sign was already in place and the illumination would have a minimal impact on the surrounding area. However, the proposal contradicted the Town, District and County Council attempts to de-clutter the roads around the Town Centre through a greening project, but there were no grounds for objection.
- 11/01253/OUT - Land To The West Of Ashurst, Anscombe Wood, Colwell Road Franklands**  
12 No. Dwellings, associated parking and means of access
- Observations: **No Objection** – Members were mindful of the fact that planning permission had been granted for the whole site previously and the application was only for a section of the original permission. This led to the feeling that the site was being developed in a piecemeal manner and would avoid certain infrastructure requirements. The application itself did not warrant any objection. Members awaited the full application and would then suggest their position on the allocation of offsite S106 contributions.

**11/01281/FUL - Farmgate , 15 Oathall Road, 3EG**

**Heath**

Proposed entrance gates, new crossover and widening of existing crossover

Observations: **No Objection** – No comments

**DELEGATED DECISION LIST****ITEM 5**

<b>Application No.</b>	<b>Address/Proposal</b>	<b>Decision</b>
HH10/03877/FUL	Replace the existing fence with a wall and fence approximately 1.8 metres in height. Laurel House 38 Paddockhall Road Haywards Heath West Sussex	PERMISSION
HH11/00136/FUL	Removal of side structures forming car port and swimming pool equipment store to left side and garden store to right. Erection of new building to left to include car port, swimming gear store with storage above and new garden store to right 34 Balcombe Road Haywards Heath West Sussex RH16 1PF	PERMISSION
HH11/00306/COU	Change of Use from open land to garden land. 2 Silver Birches Haywards Heath West Sussex RH16 3PD	PERMISSION
HH11/00318/FUL	Erection of rear security fencing/ gates and refuse bin store. Victoria Gate 119-127 South Road Haywards Heath West Sussex	PERMISSION
HH11/00340/FUL	Change of use of Barclay Court from offices (B1) to education use (D1) including internal adaptations. Barclay Court Market Place Haywards Heath West Sussex	PERMISSION
HH08/00088/NONMAT	The relocation of the sub-station and corresponding relocation of parking spaces adjacent to Plot 22 as a result, changes to the wheelchair units and changes to Plots 70-72 (substitution of type M units for type L) with dormers relocated to the rear. The two existing 'Pedunculate Oak' trees (Group 8) within the rear gardens of Plots 35 and 36 to be removed and replaced with new trees elsewhere on the site, to avoid loss of amenity space within the gardens and loss of daylight to these two houses. Plots 74, 116, 144, 146 and 159 handed to form repeating terrace units as required by Mid Sussex District Council Urban Designer. Wilmington Estate Development Site Wilmington Way Haywards Heath West Sussex	PERMISSION

HH11/00386/FUL	First floor side extension and rear single storey and 2 storey extension. 17 Wickham Way Haywards Heath West Sussex RH16 1UG	REFUSAL
HH11/00422/COU	Change of use of area from car park to garden. Erection of fence around garden area. Fields House Gower Road Haywards Heath West Sussex	PERMISSION
HH11/00470/ADV	3 gantry signs and 6 flags (2 retained) displaying details in relation to the development of Parcel X. Former St Francis Hospital Colwell Road Haywards Heath West Sussex	PERMISSION
HH11/00478/FUL	Single storey rear extension containing kitchen/living room and refurbishment of existing shop. 41 Wivelsfield Road Haywards Heath West Sussex RH16 4EN	PERMISSION
HH11/00489/TEL56	Installation Of New Exterior Green Shell On Telecoms Cabinet Muster Court Haywards Heath West Sussex RH16 4AW	APPROVAL - TELECOM. DETERMINATION
HH11/00647/ADV	The erection of two free-standing corporate sign boards. 37-39 Perrymount Road Haywards Heath West Sussex RH16 3BN	PERMISSION
HH11/00663/FUL	Two single storey oak frame outbuildings to rear of garden. 24 Greenways Haywards Heath West Sussex RH16 2DT	PERMISSION
HH11/00785/TCA	Cypress - reduce height by 2m and reduce higher laterals to balance. 6 Lucastes Road Haywards Heath West Sussex RH16 1JL	NO OBJECTION
HH11/00727/ADV	Replacement letters and fascia signs 'Build Center and Plumb Centre' letters and logo and erection of 'Parts Center' letters and Logo's, and replacement of existing freestanding sign. Build Centre 37 Bridge Road Haywards Heath West Sussex	PERMISSION
HH11/00742/TREE	Oak (T1) - reduce canopy by 1.8 - 2.0m Great Haywards Barn Amberley Close Haywards Heath West Sussex	PERMISSION
HH11/00744/FUL	Removal of existing hedge to northern boundary Construction of a new boundary wall and garage 72 Lewes Road Haywards Heath West Sussex RH17 7SX	REFUSAL

HH11/00796/COND	Variation of condition 7 of Planning Permission (HH/00/00216/COU which states that the use hereby permitted shall not open to customers except between 9am and 11pm to change opening hours to Monday to Saturday 7am to 9pm. Physio Rooms Church Road Haywards Heath Haywards Heath	PERMISSION
HH11/00803/FUL	To install security shutters to front of shop. Look Fantastic 2B Chelsea Arcade The Broadway Haywards Heath	REFUSAL
HH11/00841/FUL	Rear and side, two-storey extension containing breakfast room, utility, entrance and master bedroom with en-suite. 6 Woodlands Road Haywards Heath West Sussex RH16 3JY	REFUSAL
HH11/00872/TREE	Oak - Crown lift by 3m and fell two Beech trees 11 Rothley Chase Haywards Heath West Sussex RH16 3PE	PERMISSION
HH11/00893/FUL	New porch incorporating wc 67 Wood Ride Haywards Heath West Sussex RH16 4NL	PERMISSION
HH11/00947/FUL	Removal of an existing canopy. 21-29 South Road Haywards Heath West Sussex RH16 4LQ	PERMISSION
HH11/00971/FUL	Two storey front/side extension 8 Wealden Way Haywards Heath West Sussex RH16 4AF	REFUSAL
HH11/01021/FUL	Proposed single storey rear extension and side extension 96 Bentswood Road Haywards Heath West Sussex RH16 3PR	PERMISSION
HH11/01041/TCA	Ash - Reduce height back down to previous cut points 30 Lucastes Road Haywards Heath West Sussex RH16 1JW	NO OBJECTION
HH11/01073/TCA	Fell Eucalyptus 15 Oathall Road Haywards Heath West Sussex RH16 3EG	NO OBJECTION
HH11/01106/TCA	Fell one Cherry 36 Lucastes Avenue Haywards Heath West Sussex RH16 1JX	NO OBJECTION
HH11/01119/TREE	Oak (T1) - reduce overall canopy by one third and lift by 2m 52 Washington Road Haywards Heath West Sussex	PERMISSION

RH16 3HH

HH11/01246/TREE	Oak (T1)- lift canopy by 2m 6 Washington Road Haywards Heath West Sussex RH16 3HQ	PERMISSION
HH11/01261/TREE	2 Oaks (T 1 and T 2) Lift canopies to 4 meters above ground. 23 Washington Road Haywards Heath West Sussex RH16 3HL	PERMISSION
HH11/01309/TREE	2 Limes and 2 Horse Chestnuts (T8) - Reduce overall canopies by 20% and remove epicormic growth. Amenity And Parking Area South Of Park East Southdowns Park Haywards Heath West Sussex	PERMISSION
HH07/02325/NONMAT	To move the position of the roller shutter door and personnel door on east elevation approx. 6 metres and reverse positions. Add an extra personnel door on south elevation. Construct an internal warehouse office and WC with 2 windows. Finches Yard, Olympus House, Strand House And White Building Finches Yard Mill Green Road Haywards Heath	PERMISSION

**ITEM 7**

<b>11/01071/FUL - 30 Oathall Road, RH16 3EQ</b> Extension of staff car park to create 7 parking spaces instead of the present 4 double parked spaces.	<b>Bentswood</b>
<b>11/01298/FUL Honey Hill , 52 Lewes Road, RH17 7SN</b> Two storey west side extension replacing existing garage block.	<b>Franklands</b>
<b>11/01367/FUL - Olympus House, Mill Green Road, RH16 1XQ</b> Mezzanine Floor to warehouse as previously approved 07/02325/ful	<b>Heath</b>
<b>11/01377/FUL - 13 Oathall Avenue, RH16 3ES</b> Two storey side extension to front replacing existing garage with first floor extension over existing single storey rear section of building and loft conversion. Minor Amendment to Approval 10/02473/FUL to match roof profile to existing roof.	<b>Bentswood</b>
<b>11/01411/TREE - 21 Manaton Close, RH16 3HS</b> Oak - trim back branches on Northern side by up to 2 metres.	<b>Bentswood</b>
<b>11/01423/FUL - 11 Oathall Road, RH16 3EG</b> Change of Use/Alterations and extensions to provide Transitional care accommodation (Amended Scheme)	<b>Heath</b>
<b>11/01442/LDC - 43 Gower Road, RH16 4PW</b> Proposed loft conversion. This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.	<b>Ashenground</b>
<b>11/01475/TCON - 16 Orchid Park, RH16 3JF</b> Oak - Fell and replace	<b>Franklands</b>
<b>11/01149/ADV - Age UK West Sussex, Redwood Activity Centre, Clair Hall, Perrymount Road, RH16 3DN</b> Proposed double sided board on support poles	<b>Heath</b>
<b>11/01356/TCA - Corrin House , 32 Oathall Road, RH16 3EQ</b> T1 - Willow: reduce by approximately 30%.	<b>Bentswood</b>
<b>11/01407/TCA - 29 Sherwood Drive, RH16 1EW</b> Reduce height by 8 metres and remove branch on North East side	<b>Lucastes</b>
<b>11/01453/FUL - 27 Lucastes Road, RH16 1JN</b> Two storey rear and side extension. Single storey front extension.	<b>Lucastes</b>
<b>11/01485/FUL - 12 Lowfield Road, RH16 4DW</b> Proposed single storey rear extension	<b>Ashenground</b>
<b>11/01489/FUL - 17 Gander Green, RH16 1RB</b> Demolition of existing conservatory and replacement single rear extension. New porch and first floor extension above.	<b>Heath</b>

<b>11/01498/TREE - 27 Bridgers Mill, RH16 1TF</b> Line of Hazels (G1) Reduce height by 30%.	<b>Heath</b>
<b>11/01509/FUL - Braemar , Oathall Road, RH16 3EL</b> Garage with dummy pitch roof	<b>Heath</b>
<b>11/01511/FUL - Braemar , Oathall Road, RH16 3EL</b> Orangery to rear of property	<b>Heath</b>
<b>11/01524/FUL - Selbourne, Rookery Way, RH16 4RE</b> Proposed two storey extension to rear and replacement detached double garage	<b>Franklands</b>
<b>11/01527/FUL - 71 Wood Ride, RH16 4NL</b> Garage / Bedroom extension.	<b>Ashenground</b>
<b>11/01534/FUL - 14 - 18 Kents Road, Haywards Heath, West Sussex, RH16 4HL</b> Proposed extension to form 2 no. studio apartments.	<b>Ashenground</b>
<b>11/01537/OUT - Land R/o 14 - 18 Kents Road, RH16 4HQ</b> Demolition of existing garages and proposed 4 no. 2 bed houses	<b>Ashenground</b>
<b>11/01471/FUL - 9 Orchard Way, RH16 1UX</b> Two storey sides and rear domestic extensions	<b>Heath</b>
<b>11/01502/FUL - 5 Hurstfield Close, RH17 7BQ</b> First floor extension over existing Garage.	<b>Franklands</b>
<b>11/01557/FUL - 41 Gordon Road, RH16 1EL</b> Single storey extension to rear, internal alterations and modified roof profile to accommodate photovoltaic and solar thermal panels.	<b>Heath</b>
<b>11/01593/FUL - 7 Lucastes Road, RH16 1JJ</b> Single storey side extension and new pitch roof to front and side.	<b>Lucastes</b>
<b>11/01601/TCA - Fieldway House, Lucastes Road, RH16 1JW</b> Bay - reduce overall canopy by 2-3m	<b>Lucastes</b>
<b>11/01602/TCA - Brambletyne, 5 The Rushes, RH16 2QH</b> 2 Oaks (T5 and T6) - trim back canopies on north west side by 2m.	<b>Franklands</b>
<b>11/01603/TREE - Brambletyne, 5 The Rushes, RH16 2QH</b> 2 Oaks - Trim back canopies on north west side by 2m.	<b>Franklands</b>