

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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21st September 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 26th September 2011** at **7.30pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

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 5th September 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.
Planning Appeals: None received and Licensing: 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 5th September 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 Farmer, Davies, Dorking and Bates (part of meeting).

Before the meeting commenced Mr Laband made representation in support of planning application 10/00860/COND. As a resident of the Broadway and a member of The Broadway Residents Committee he had, in the past, objected to applications that extended opening hours on The Broadway. Mr Laband then explained that more recently open dialogue had improved between the bar owners, the police, councillors and residents, which had led to a broad agreement that if managed appropriately the extended opening hours could work. As a result the temporary application being considered under item 7 would mean that this new understanding could be tested. Therefore, he asked the Town Council to support the application. He also asked that if the Council were minded to approve the application, that mention is made to bottling out times to ensure that they are not amended.

48. Apologies

None

49. Minutes

Minutes of the meeting held on 15th August 2011 were taken as read, confirmed as a true record and duly signed by the Chairman, with two matters arising, one of which was an error in the last line of minute 41 relating to a reference in item 7, which should have been item 6. The second item related to the omission of Cllr Dorking as a substitute for Cllr Hill. The Clerk explained that the omission was on the grounds that Cllr Hill had not made apologies and was marked as absent, so Cllr Dorking could not formally substitute.

50. Substitutes

None

51. Member's Declaration of Interest

Cllr Clarke declared prejudicial interest in item 7 as a proprietor of a bar on The Broadway Haywards Heath. This interest related to application 10/00860/COND.

52. Planning Decisions

Members noted the decisions. The Clerk updated Members on the withdrawal of planning application HH/01390/COU to enable the change of use of the former Lloyds Pharmacy to a pre-school in Bolnore Village. Members noted that the Playgroup had found an alternative site and were to be located in Bolnore School.

53. Planning Appeals/Decisions

There was nothing to report.

54. Comments and Observations on Planning Applications

Members made comments and observations on 19 planning applications as per Appendix 1 of these minutes. Cllr Clarke left the Chamber when applications 10/00860/COND was considered.

55. Planning Application – 11/02123/OUT West of Beech Hurst, Butlers Green Road

Members discussed the planning application and made the following comments.

Haywards Heath Town Council considered the above application at a meeting of its Planning Committee on the 5th September 2011 and had no objection to the principle of the development presented in the outline application. The Council recognises that approval of an outline application does not mean the approval of the full application is a given. With the above in mind, when considering the application the Council would like to place a number of caveats on its support for this application, and reserve the right to withdraw its support if the following issues are not resolved to the Council's satisfaction.

In terms of the proposed use of building for the site, the Council accepts that there is statistical evidence to support this application in terms of an aging population and lack of facilities of this nature in the Town. The mix of dwellings is to be seen, but it is assumed that they will be in keeping with the proposed use of the buildings.

It was noted that the number of car movements in the application was very low and the Council feel that the twenty one movements in the morning and twenty six in the afternoon seemed very low on a site that will house a community building and 170 dwellings. This is without taking into account staff movements and utility vans servicing the site. The Council has concerns about the traffic movements onto an already very busy road, but will look to be guided by the Highways authority. It is also felt that the position of cars being only afforded the option to turn left onto Butlers Road is enforced on the applicant.

The size of the community building - The Council would like to ensure that the building is a suitable size for the organisation(s) using the building, and that they are happy with what the building offers and that it is fit for purpose. The Council notes that the site was earmarked for leisure for many years, but cannot see this Policy coming to fruition, and is also content with the Leisure Department's evaluation of the land being developed.

Connectivity - Bearing in mind the biodiversity of the areas that surround the site. Due to the location of the site the Council would, on the advice of expertise from local organisations, want to make sure that there is adequate buffering to Beech Hurst and that connectivity plans are put in place to support the wildlife that live in the area.

Levels – The Council will also need to consider the heights of the buildings again, due to the area in which the development is proposed.

Coalescence is still a concern of the Council, but looking at applications of a similar nature across the District this argument does not seem to be being fought and won recently. In some instances this was not even given as a reason for refusal, this is probably in line with the weight the Local Plan holds, at the moment against the number of houses the District is currently adhering to, until the Localism Bill becomes Law. Haywards Heath Town Council acknowledges that this is only an outline application and there will be a substantial amount of detail coming forward but it believes setting its position

out on the matter will enable the Council to ensure that the best solution is available for a development in a very sensitive part of the Town.

Members **RESOLVED** to;

To instruct the Clerk to make representation on planning application 11/02123/OUT - Land to the West of Beech Hurst Butlers Green Road in consultation with the Chairman of the committee, as per the body of this minute.

56. Street Naming Bolnore Phase 4A

The chairman introduced the street naming consultation and informed Members that local interest groups had approached Wards Members to ask if the Council would let them investigate alternative names, which were more in keeping with the history of the area in which Bolnore is located. The Committee felt that names suggested were not suitable and were happy to wait to consider the suggestions made and them,

Members **RESOLVED** to;

Amend the recommendation and to defer the decision of the naming roads within Bolnore Village phase 4A to enable local interest groups to consider names that are more appropriate to the site.

57. Section 106 Formal Sport Expenditure Bolnore Leisure Site

The Clerk explained that he had received a request from Mid Sussex District Council's Leisure Department for the Town Council to consider the use of Sport S106 to meet the shortfall of funding needed for the development of Bolnore Recreation Ground and its facilities. Officers were about take a report to Better Lives Committee and then Cabinet to get authorisation to go ahead with the procurement process and wanted to ask the Council for support.

It was noted that the expenditure would be £144,369, leaving £79,824 available for other projects. Members noted that Bolnore Village had been waiting a long time for facilities in the village and that the leisure site would be an important hub for the whole community and then,

Members **RESOLVED** to;

Agree to the expenditure of £144,369 worth of Formal Sports Section 106 monies by Mid Sussex District Council to assist funding the development of a community facility on Bolnore Leisure Site.

58. Application WSCC/049/11/HH – Fox Hill Water Pumping Station, Rogers Farm

Members noted the importance of the pumping station and without comment,

Members **RESOLVED** to;

Make no objection to the application.

59. Items agreed as urgent by the Chairman

There were none.

The meeting closed at 9.14pm

10/00860/COND - The Orange Square, 52-54 The Broadway, RH16 3AL

Heath

Variation of Condition 3 of planning application 00/01343/FUL which reads 'the use hereby permitted shall not be open to customers except between 09.00 hours and 23.00 hours', to Sundays 08.00 - 01.00, Monday to Wednesday 08.00 - 01.00, Thursday to Sunday 08.00 - 02.00

Observations: **No Objection** – It was noted that Haywards Heath Town Council had firmly set out its position on this kind of application in the past by not supporting extending opening hours on The Broadway. However, in light of the presentation made by a representative on behalf of local residents and the efforts to mitigate the effects of activities in The Broadway by local bars, the police, councillors and residents, Members were minded to change their position and review at the next appropriate time. In addition, it was noted that two applications of a similar nature were objected to by the Town Council at the last meeting of the Planning Committee and were approved by MSDC, so on the basis of this and the attempts to mitigate the effects it was agreed not to object to the application.

The Town Council would ask that consideration is given to the bottling out times and that they are not affected by the approval of this application.

After this period of temporary permission Members felt it appropriate that all applications in the future be considered at the same time so all the bars are on a level playing field, which may avoid a large number of applications of this type being considered on an adhoc basis. This would also lead to The Broadway as a collective body being responsible for the patrons using the bars.

11/02340/FUL - Braeside, Fox Hill, RH16 4QY

Franklands

Single storey rear and side extension.

Agent: Mr Chris Upton

8 Gladstone Road, Burgess Hill, West Sussex, RH15 0QQ,

Observations: **No Objection** – No comments

11/02345/FUL - 38 Greenways, RH16 2DT

Bentswood

Proposed two storey south-west extension. (as previously approved 08/00853/FUL) and kitchen extension.

Observations: **No Objection** – No comments

11/02347/EOT - Ephesus, 24 The Broadway, RH16 3AL

Heath

Extension of Time Application for the proposed rear extension and internal and external alterations (inc. new ventilation system)

Observations: **No Objection** – No comments

11/02402/FUL - 17 Gander Green, RH16 1RB

Heath

Proposed crown top roof over porch (Porch previously approved under application ref: no11/01489/ful)

Observations: **No Objection** – No comments

11/02407/FUL - 16 Gower Road, RH16 4PJ

Ashenground

Installation of four windows in side elevation. Two windows at ground floor level and two windows at first floor level and two storey side extension .

Observations: Objection - Privacy of neighbour property and loss of amenity as a result.

11/02421/TCA - 27 Lucastes Avenue, RH16 1JU

Lucastes

Conifer -fell

Observations: **No Objection** – No comments

<p>11/02423/TCA - 44 Lucastes Avenue, RH16 1JY Ash (A) Reduce Canopy by 30% , Poplar fell, Cherry Remove lowest limb on Southern side, Ash (B) - Fell</p>	<p>Lucastes</p>
<p>Observations: No Objection – No comments</p>	
<p>10/00860/COND - The Orange Square, 52-54 The Broadway, RH16 3AL Variation of Condition 3 of planning permission 00/01343/FUL to allow use of the premises between the hours of 0900hrs and 0030hrs Sundays to Thursdays and 0900hrs and 0130hrs Fridays and Saturdays for a temporary period of 12 months (amended description 15 August 2011)</p>	<p>Heath</p>
<p>See Above</p>	
<p>11/02491/TCA - 12 Muster Green North, RH16 4AG 1 Ash and 5 Cypresses - Fell</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/02531/TEL56 - O/S 25 Muster Green South Proposed Openreach Broadband cabinet , includes 1X DSLAM green telecommunications cabinet located on a concrete plinth.</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01149/ADV - Age UK West Sussex, Redwood Activity Centre, Clair Hall, RH16 3DN Proposed double sided board on support poles. Amended block plan received 22 August showing correct position of sign.</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01898/FUL - 79 Ashenground Road, RH16 4PY Driveway at the front of property. (Additional plan received 18.8.2011)</p>	<p>Ashenground</p>
<p>Observations: No Objection – No comments</p>	
<p>11/02218/ADV - 7 Muster Green South, RH16 4AP Installation of 2 no. externally illuminated fascia signs (Amended description 23 August 2011)</p>	<p>Ashenground</p>
<p>Observations: No Objection – No comments</p>	
<p>11/02510/FUL - Clarkes Stationers, 106-108 South Road, RH16 4LL Extension at second floor level over an existing flat roof over the rear of a shop to form 4 no. self contained flats, each of two bedrooms. Plus internal alterations to provide dedicated, private access to the flats</p>	<p>Heath</p>
<p>Observations: No Objection – Members were concerned that the units were very small.</p>	
<p>11/02533/FUL - Flat 1, Elliot House, RH16 4HX To convert all single glazed windows within the property to double glazed PVC windows. The bathroom window will be frosted glass.</p>	<p>Ashenground</p>
<p>11/02537/FUL - 15 Greenhill Park, RH17 7SW Two storey side and rear extension.</p>	<p>Franklands</p>
<p>11/02565/TREE - 11 Redwood Drive, RH16 4ER Group of Sweet Chestnuts (G1 and G2) - Reduce canopies to previous cut points</p>	<p>Ashenground</p>

Observations: **No Objection** – No comments

11/02602/FUL - 7 Birchen Lane, RH16 1RY
New porch

Heath

Observations: **No Objection** – No comments

DELEGATED DECISION LIST

ITEM 5

Application No.	Address/Proposal	Decision
HH09/03713/NON MAT	Demolition of existing house and replacement with new house as existing consent. (Installation of solar panels.) Chart House 35 Lewes Road Haywards Heath West Sussex	PERMISSION
HH10/01113/FUL	Erection of 1.8m fence along part of rear garden boundary adjoining Oakhurst Lane. (Retrospective) 3 Fairfield Way Haywards Heath West Sussex RH16 1UT	PERMISSION
HH10/01141/FUL	Removal of existing flat roofs over existing extensions. Extending existing roof pitch to form new pitched roof over existing footprint creating office/spare bedroom 72 Lewes Road Haywards Heath West Sussex RH17 7SX	PERMISSION
HH10/01210/FUL	Conversion of existing dwelling into two self contained, one bed flats and construction of two storey addition to the existing dwelling to provide a two bedroom house (3 units total). The Mews Cottage 6 Haywards Road Haywards Heath West Sussex	PERMISSION
HH10/01328/FUL	Single storey side extension and associated internal alterations 67 Oathall Road Haywards Heath West Sussex RH16 3EL	PERMISSION
HH10/01342/FUL	Two storey side extension 69 Blunts Wood Road Haywards Heath West Sussex RH16 1ND	PERMISSION
HH10/01421/FUL	Erection of PVCu conservatory to rear. 42 St Pauls On The Green Haywards Heath West Sussex RH16 3BD	PERMISSION
HH10/01435/FUL	Conversion of upper floors of existing business premises (B1) to form 1 no. self contained studio apartment, 1 no self contained flat and general changes to fenestration Allen House 13 Boltro Road Haywards Heath West Sussex	PERMISSION
HH10/01445/TREE	Oak - Reduce crown by 25-30% Red Cross Hall 29 Paddockhall Road Haywards Heath, West Sussex	PERMISSION

HH10/01483/FUL	Erection of a detached single garage. 3 Calbourne Haywards Heath West Sussex RH16 4AQ	PERMISSION
HH10/01527/TREE	Oak (T16) - Remove lowest branch on eastern side and thin canopy by approximately 15%. 3 Redwood Drive Haywards Heath West Sussex RH16 4ER	PERMISSION
HH10/01556/FUL	Proposed alterations, two storey front extension and one storey rear extension 7 Badger Drive Haywards Heath West Sussex RH16 1EP	PERMISSION
HH10/01573/FUL	Single storey extensions to north, south and north-east corner, and new front porch with internal alterations at ground floor 24 Oathall Avenue Haywards Heath West Sussex RH16 3EX	PERMISSION
HH10/01578/TCA	Fell three Ash trees and a cluster of Ash saplings 30 Lucastes Avenue Haywards Heath West Sussex RH16 1JX	NO OBJECTION
HH10/01597/FUL	Single storey extension and conversion of garage into a habitable room Haywards Heath West Sussex RH16 1UZ	PERMISSION
HH10/01625/TCA	Beech - reduce canopy by one third and thin by 20%. 71A Oathall Road Haywards Heath West Sussex RH16 3EL	NO OBJECTION
HH10/01626/TCA	Two Conifers and one Plum tree - reduce by one third. 34 Sydney Road Haywards Heath West Sussex RH16 1QA	NO OBJECTION

ITEM 7

11/02645/FUL - 96 Bentswood Road, RH16 3PR Extension to side store	Bentswood
11/02653/TREE - 15 The Grove And 31 Lewes Road, RH16 3SJ Line of 5 Conifers - reduce height by 50%. Remove lowest branch of one Hornbeam.	Franklands
11/02654/TCA - 31 Lewes Road, RH17 7SP Line of young broadleaved trees - Reduce height to previous cut points.	Franklands
11/02666/TREE - The Ascension Vicarage, 1 Redwood Drive, RH16 4ER Redwood (T9) - fell	Ashenground
11/02123/OUT - Land To The West Of Beech Hurst, Butlers Green Road A residential facility for the elderly incorporating an elderly persons care home of up to 80 units (C2); a care home with dementia care facilities of up to 70 units (C2); up to 13 retirement bungalows (C2); a community building for the elderly (D1 with ancillary office space); and associated infrastructure. Additional information received 5/9/2011 providing details of Strategic Landscaping and an addendum to the Landscape _ Visual Assessment dealing with the access road.	Lucastes
11/02667/TCA - 22 Lucastes Avenue, RH16 1JX Two Beech trees - reduce crowns by 15%	Lucastes
11/02739/LDC - Carrera Sport, 44 Sussex Road, RH16 4EA The use as a single dwelling house began more than four years before the date of this application. 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.	Ashenground
11/02744/LDC - 42 Wivelsfield Road, RH16 4EW Proposed new gable and rear dormer. 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.	Ashenground
11/02748/TCA - 5 Lucastes Avenue, RH16 1JE Blue Cedar - Fell	Lucastes
11/02377/COU - 36 Sandy Vale, RH16 4JJ Change of use of land adjacent to garden land.	Ashenground
11/02692/TREE - Land Rear Of , 22 Charlesworth Park Hornbeam - trim back branches overhanging 22 Charlesworth Park by 5m.	Franklands
11/02693/TREE - Land Rear Of, 24 Charlesworth Park 1 Hornbeam and 1 Lime - trim back branches overhanging 24 Charlesworth Park by 5m.	Franklands

<p>11/02746/ADV - Adelphi Tubes Ltd, Olympus House, Mill Green Road, RH16 1XQ Proposed logo to south west elevation of new warehouse.</p>	<p>Heath</p>
<p>11/02772/FUL - Talamanca, 1 St Johns Road, RH16 4EH Two storey and single storey side and rear extensions</p>	<p>Ashenground</p>
<p>11/02782/TREE - 46 St Pauls On The Green, RH16 3BD Oak (T15) - fell</p>	<p>Bentswood</p>
<p>11/02822/FUL - Woodlands, 32 Paddockhall Road, RH16 1HL Lucastes Two storey side extension.</p>	
<p>11/02849/TCA - Rosewood Cottage, Birch Close, RH17 7ST Fell 4 Conifers</p>	<p>Franklands</p>
<p>11/02883/TREE - 3 St Pauls Close, RH16 3DB Lift canopies of two Oaks (T10 and T12) by 1.5 - 2.0m</p>	<p>Bentswood</p>