

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

Email steven.trice@haywardsheath.gov.uk

29th 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 4th July 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 13th June 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: 11/01212/LAPRM – Idlewild, 65 The Broadway
11/01365/LAPRMV – Lily Palace, 9 Boltro Road
Planning Appeals: None received
7. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
8. To consider the street naming of new development behind 68 and 70 Sussex Road, Haywards Heath (report to follow).
9. 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 13th June 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:

- 13. Apologies**
None
- 14. Minutes**
Minutes of the meeting held on 23rd April 2011 were taken as read, confirmed as a true record and duly signed by the Chairman
- 15. Substitutes**
None
- 16. Member's Declaration of Interest**
None
- 17. Planning Decisions**
Members noted the decisions.
- 18. Planning Appeals/Decisions**
None to consider.
- 19. Comments and Observations on Planning Applications**
Members made comments and observations on 28 planning applications as per Appendix 1 of these minutes.
- 20. Items agreed as urgent by the Chairman**
There were none.

The meeting closed at 8.05pm

Appendix 1

11/01071/FUL - 30 Oathall Road, RH16 3EQ

Extension of staff car park to create 7 parking spaces instead of the present 4 double parked spaces.

Bentswood

Deferred for further investigation by the Clerk.

11/01298/FUL Honey Hill , 52 Lewes Road, RH17 7SN

Two storey west side extension replacing existing garage block.

Franklands

Observations: **No Objection** – Members felt that this application did not spoil the amenity of the neighbouring properties.

11/01367/FUL - Olympus House, Mill Green Road, RH16 1XQ

Mezzanine Floor to warehouse as previously approved 07/02325/ful

Heath

Observations: **No Objection** – No comments

11/01377/FUL - 13 Oathall Avenue, RH16 3ES

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.

Bentswood

Observations: **No Objection** – No comments

11/01411/TREE - 21 Manaton Close, RH16 3HS

Oak - trim back branches on Northern side by up to 2 metres.

Bentswood

Observations: **No Objection** – No comments

11/01423/FUL - 11 Oathall Road, RH16 3EG

Change of Use/Alterations and extensions to provide Transitional care accommodation (Amended Scheme)

Heath

Observations: **No Objection** – No comments

11/01442/LDC - 43 Gower Road, RH16 4PW

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.

Ashenground

Legal Decision no comment.

11/01475/TCON - 16 Orchid Park, RH16 3JF

Oak - Fell and replace

Franklands

Objection – on the grounds of a loss of tree to the area.

<p>11/01149/ADV - Age UK West Sussex, Redwood Activity Centre, Clair Hall, Perrymount Road, RH16 3DN Proposed double sided board on support poles</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01356/TCA - Corrin House , 32 Oathall Road, RH16 3EQ T1 - Willow: reduce by approximately 30%.</p>	<p>Bentswood</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01407/TCA - 29 Sherwood Drive, RH16 1EW Reduce height by 8 metres and remove branch on North East side</p>	<p>Lucastes</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01453/FUL - 27 Lucastes Road, RH16 1JN Two storey rear and side extension. Single storey front extension.</p>	<p>Lucastes</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01485/FUL - 12 Lowfield Road, RH16 4DW Proposed single storey rear extension</p>	<p>Ashenground</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01489/FUL - 17 Gander Green, RH16 1RB Demolition of existing conservatory and replacement single rear extension. New porch and first floor extension above.</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01498/TREE - 27 Bridgers Mill, RH16 1TF Line of Hazels (G1) Reduce height by 30%.</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01509/FUL - Braemar , Oathall Road, RH16 3EL Garage with dummy pitch roof</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01511/FUL - Braemar , Oathall Road, RH16 3EL Orangery to rear of property</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01524/FUL - Selbourne, Rookery Way, RH16 4RE Proposed two storey extension to rear and replacement detached double garage</p>	<p>Franklands</p>
<p>Observations: No Objection – No comments</p>	

<p>11/01527/FUL - 71 Wood Ride, RH16 4NL Garage / Bedroom extension.</p>	<p>Ashenground</p>
<p>Observations: No Objection – No comments</p>	
<p>11/01534/FUL - 14 - 18 Kents Road, Haywards Heath, West Sussex, RH16 4HL Proposed extension to form 2 no. studio apartments.</p>	<p>Ashenground</p>
<p>Observations: Objection – Overdevelopment of site.</p>	
<p>11/01537/OUT - Land R/o 14 - 18 Kents Road, RH16 4HQ Demolition of existing garages and proposed 4 no. 2 bed houses</p>	<p>Ashenground</p>
<p>Observations: Objection – Overdevelopment of site.</p>	
<p>11/01471/FUL - 9 Orchard Way, RH16 1UX Two storey sides and rear domestic extensions</p>	<p>Heath</p>
<p>Observations: Objection – Overdevelopment of site.</p>	
<p>11/01502/FUL - 5 Hurstfield Close, RH17 7BQ First floor extension over existing Garage.</p>	<p>Franklands</p>
<p>Observations: No Objection – No Comments.</p>	
<p>11/01557/FUL - 41 Gordon Road, RH16 1EL Single storey extension to rear, internal alterations and modified roof profile to accommodate photovoltaic and solar thermal panels.</p>	<p>Heath</p>
<p>Observations: No Objection – No Comments.</p>	
<p>11/01593/FUL - 7 Lucastes Road, RH16 1JJ Single storey side extension and new pitch roof to front and side.</p>	<p>Lucastes</p>
<p>Observations: No Objection – No Comments.</p>	
<p>11/01601/TCA - Fieldway House, Lucastes Road, RH16 1JW Bay - reduce overall canopy by 2-3m</p>	<p>Lucastes</p>
<p>Observations: No Objection – No Comments.</p>	
<p>11/01602/TCA - Brambletyne, 5 The Rushes, RH16 2QH 2 Oaks (T5 and T6) - trim back canopies on north west side by 2m.</p>	<p>Franklands</p>
<p>Observations: No Objection – No Comments.</p>	
<p>11/01603/TREE - Brambletyne, 5 The Rushes, RH16 2QH 2 Oaks - Trim back canopies on north west side by 2m.</p>	<p>Franklands</p>
<p>Observations: No Objection – No Comments.</p>	

DELEGATED DECISION LIST

ITEM 5

Application No.	Address/Proposal	Decision
HH11/00737/FUL	Amendment to previously approved application	PERMISSION
ref:10/01141/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	
HH11/00982/FUL	Lean-to, rear extension containing Kitchen/Breakfast room North Colwell Barn Lewes Road Haywards Heath West Sussex	REFUSAL
HH11/01037/FUL	New conservatory to rear elevation 91 Gordon Road Haywards Heath West Sussex RH16 1EL	PERMISSION
HH11/01062/FUL	Extension to existing maisonette to provide bathroom and new entrance stairs. Demolition of workshop stores and garage at rear. Construction of 2x2 small bedroom houses. 31 Sussex Road Haywards Heath West Sussex RH16 4DZ	PERMISSION
HH11/01109/ADV	Illuminated sign. 3 Sydney Road Haywards Heath West Sussex RH16 1QQ	PERMISSION
HH11/01127/LDC	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. 35 Eastern Road Haywards Heath West Sussex RH16 3NG	PERMITTED
HH11/01132/COU	Change of use from retail (A1) to a high class Nail Salon (Sui Generis) Unit 29 The Orchards Haywards Heath West Sussex	PERMISSION
HH11/01137/FUL	Attached garage to coach house extension (amendment to 09/02463/FUL) 17 Oathall Road Haywards Heath West Sussex RH16 3EG	PERMISSION
HH11/01185/FUL	Two storey rear extension and side extension above existing garage 5 Penland Road Haywards Heath West Sussex RH16 1PP	PERMISSION

HH11/01225/FUL	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. 9 Weald Rise Haywards Heath West Sussex RH16 4RB	PERMISSION
HH11/01281/FUL	Proposed entrance gates, new crossover and widening of existing crossover Farmgate 15 Oathall Road Haywards Heath West Sussex	PERMISSION
HH11/01291/TCA	Fell - 1 Lombardy poplar 51 Oathall Road Haywards Heath West Sussex RH16 3EL	NO OBJECTION
HH11/01270/TCA	Fell 5 Conifers 37 Lucastes Avenue Haywards Heath West Sussex RH16 1JU	NO OBJECTION
HH11/01367/FUL	Mezzanine Floor to warehouse as previously approved 07/02325/ful Olympus House Mill Green Road Haywards Heath, West Sussex	PERMISSION
HH11/01377/FUL	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. 13 Oathall Avenue Haywards Heath West Sussex RH16 3ES	PERMISSION
HH11/01411/TREE	Oak - trim back branches on Northern side by up to 2 metres. 21 Manaton Close Haywards Heath West Sussex RH16 3HS	PERMISSION
HH11/01453/FUL	Two storey rear and side extension. Single storey front extension. 27 Lucastes Road Haywards Heath West Sussex RH16 1JN	PERMISSION
HH11/01475/TCON	Oak - Fell and replace 16 Orchid Park Haywards Heath West Sussex RH16 3JF	GRANTED UNCONDITIONAL

ITEM 6.

SAFETY & LICENSING TEAM
LICENSING ACT 2003 –
COMMENCING 20th June 2011

Should you require further details on any application please contact us
Licensing@midsussex.gov.uk

NEW / VARIATIONS

Week 25

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of variation required/ Nature of Application	Latest date for representations to be made. Within 28 consecutive days (Not Personal Licenses) Starting day after application received	Application Rejected as incomplete Tick where appropriate ✓
11/01212/LAPRM	02.06.11	Premises	FW Projects Ltd	Idlewild 65 The Broadway Haywards Heath West Sussex RH16 3AS	No	New Premises Licence	N/A	Application withdrawn 20.06.11 ✓

MINOR VARIATIONS

Week 25

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Nature of variation required	Latest date for representations to be made. Within 10 working days (Not Personal Licenses) Starting day after application received	Application Rejected as incomplete Tick where appropriate ✓
11/01365/LAPRMV	23.06.11	Premises	Lily Palace (previously Four Continents)	9 Boltro Road Haywards Heath West Sussex RH16 1BP	Remove conditions relating to door staff, panic button, and alcohol sales	07.07.11	Application Rejected as incomplete Tick where appropriate ✓

11/01390/COU - 32 Middle Village, RH16 4GH Change of Use From Pharmacy Class (A1) to Pre School Class (D1)	Lucastes
11/01527/FUL - 71 Wood Ride, RH16 4NL Garage / Bedroom extension - 2 storey side extension (description amended on 06.06.11)	Ashenground
11/01600/FUL - Penn Crescent Installation of a small kiosk to house equipment for operating and recording information via underground cable from the CSO manhole monitor. The amount of development comprises one small control kiosk measuring 1.15m (L) x 0.50m (W) (area = approximately 0.58 sq m).	Bentswood
11/01641/FUL - 28 Mill Green Road, RH16 1XQ Internal alteration to ground floor to provide kitchen/dining/family room: First floor extension to provide new bedroom and en-suite.	Heath
11/01653/LDC - 15 Vale Road, RH16 4JE Loft conversion with rear flat roof dormer and rooflights to the side and front elevations. Garage conversion including increased roof height and new external door. Addition of triangular roof on timber supports adjacent to garage to form bin store. 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
11/01449/FUL - 15 Oathall Road, RH16 3EG Extensions to existing dwelling (Revisions to 10/01659/FUL).	Heath
11/01593/FUL - 7 Lucastes Road, RH16 1JJ Single storey side extension and new pitch roof to front and side. Amended description 15/6/2011.	Lucastes
11/01667/FUL - Stone End, Fox Hill Close, RH16 4RA Proposed single storey side extension	Franklands
11/01679/FUL - 5 Lower Village, RH16 4GR Relocate existing drive entrance gates and side fence panels out to the property boundary. This would result in moving them forward by about 1.1 metres.	Lucastes
11/01702/FUL - Knights Court, Queens Road, RH16 1AF Modification to existing consent approved under Planning Application 05/0205/OUT to provide additional car parking spaces (off street) of the implemented development.	Heath
11/01714/FUL - Court House, 49 Balcombe Road, RH16 1PE Small extension to existing garage and re-roof. New front gates and fence.	Heath
11/01728/FUL - 29 Orchard Close, RH16 1UU Erect a white PVCU double glazed conservatory to the side of the building.	Heath
11/01740/FUL - 8 Wealden Way, RH16 4AF Two storey front/side extension	Lucastes
11/01746/TCA - Pennington House, Franklands Village Hornbeam (A) and Mountain Ash (B) - trim back laterals to boundary. Hornbeam (C) - reduce laterals on northern and western side by 2m. Beech (D) - reduce laterals on western side by 2m. Hornbeams (E and F) - reduce laterals on eastern side by 2m.	Franklands

11/01748/TCA - 46 Lewes Road, RH17 7SN Sycamore - remove 5 lower branches over roof of garage.	Franklands
11/01750/TREE - Harlands Farmhouse, Bridgers Mill, RH16 1TF Sycamore (T1) - lift canopy to 5m above ground. Ash (T58) - reduce by 20%. Line of Conifers (G5) - remove rear branches to allow new planting.	Heath
11/01753/TREE - Turvey Wood, Lewes Road Reduce length of longest limb on western side by 66% and reduce others by 33% to balance.	Franklands
11/01667/FUL - Stone End, Fox Hill Close, RH16 4RA Proposed single storey side extension (Amended Block Plan received 23/6/2011)	Franklands
11/01680/FUL - 13 Ash Grove, RH16 4PZ Single and two storey rear extension and garage conversion	Ashenground
11/01734/FUL - 48 Greenhill Way, RH17 7SQ new garage and conversion of existing to study	Franklands
11/01737/TREE - 25 Sherwood Drive, RH16 1EW Alder (T1) - fell	Lucastes
11/01767/FUL - 75 Haywards Road, RH16 4HX Demolition of existing single storey rear extension and replacement with proposed new single storey extension of the same footprint	Ashenground
11/01807/FUL - 8 Marlow Drive, RH16 3SH Canopy over front door	Franklands
11/01808/FUL - 9 Strathfield Close, RH16 3PF Proposed single storey extension and garage conversion	Bentswood
11/01813/TCA - Birch House, Birch Avenue, RH17 7SL Maple - remove 3 lowest limbs. Oak - raise canopy by 2-3m.	Franklands
11/01831/FUL - 17 Wickham Way, RH16 1UG First floor side extension and rear single storey and 2 storey extension.	Heath

Committee Meeting: Planning

Report of: Town Clerk

Date: 4th July 2011

Subject: Street Naming – Development Site off Sussex Road

Purpose of Report:

1. The purpose of this report is for Members to consider a road naming in the Town.

Summary:

2. In the past the Town Council has commented on the proposed naming of new roads resulting from housing development. As a result a request has been made by the Street Naming Officer at Mid Sussex District Council, for comments on the suggested naming for three houses, which are being developed off Sussex Road (behind 68 and 70).

Recommendation(s):

Members are recommended to;

- (a) **Consider and agree the naming of the new houses behind 68 and 70 Sussex Road.**

Background:

3. There is a development site on Sussex Road, consisting of a pair of refurbished houses facing directly onto Sussex Road and three new builds to the rear of these houses.
4. The scheme was originally addressed back in May 2008. The developer asked for the whole development to be called 1-5 Sussex Villas.
5. Mid Sussex District Council took the view that the houses fronting onto Sussex Road needed to be numbered directly into the road, so they were originally numbered 68 and 70 and the houses to the rear 70A, B & C, in order to maximise the locating of these homes.
6. The developer was happy with this, but the former Clerk was not happy. The Clerk felt that the houses to the rear should have their own street name. The developer was not worried how the properties were named. He would of have preferred his original request but could see the reasoning behind numbering the homes into Sussex Road.
7. After much discussion it was eventually agreed that the development be addressed 1-5 Sussex Villas, 70 Sussex Road. However, a subsequent site visit revealed that the developer had ignored this decision and had installed etched glass into the front windows of both the refurbished houses with the numbers 68 and 70.
8. This pretty much negated any work that had gone on before and by September 2009 it was then decided that all addresses would be scrapped (except for 68 & 70 which had

already been occupied) and that a fresh look would be given to the site when work began in earnest on the new-builds.

9. Two years on and the houses are up and likely to be completed within the next couple of months. The Street Naming Officer has spoken with the developer who is still supportive of 1-3 Sussex Villas, Sussex Road as the address. The Street Naming Officer is still very much of the opinion that to make it a road in its own right is not suitable, as the development is just a drive off the main road and the houses are clearly visible from Sussex Road. Given that number 68 would also access their home from this drive it is felt that it would make addressing very unclear to give it a road name.
10. The developer would therefore put up a directional sign indicating 1-3 Sussex Villas at the entrance to the drive, thus enhancing the location for deliveries and emergency services.
11. It is also felt that to also append the number 70 Sussex Road to these homes would be confusing and would likely lead to mis-deliveries for the residents already at number 70.
12. It is therefore proposed that the addresses are: **1-3 Sussex Villas, Sussex Road, Haywards Heath** (postcode TBA).
13. Please find attached a copy of the site plan, a current photograph of the site entrance
14. The Street Naming officer therefore asks the Town Council if there are any further comments on the proposed addressing of the site?

Financial Implications

15. None

Policy Context

16. None

Town Clerk

NOTE:

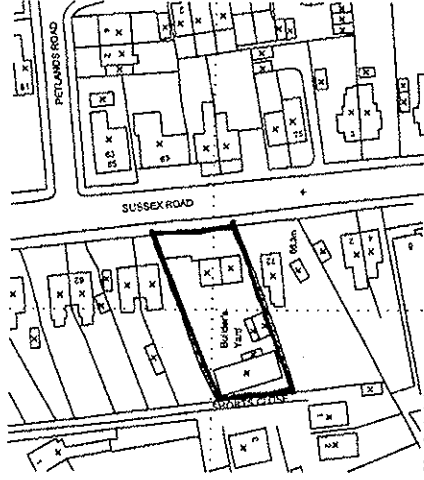
The contractor is to check all site dimensions and invade before work starts. Do not scale from the drawing. Notify Architect of any discrepancies.

This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities. Notify Architect of any discrepancies.

The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.

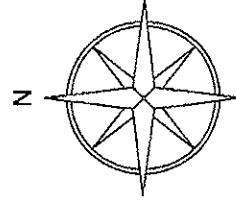


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Location Plan - 1:1250 scale



Block Plan - 1:500 scale

Client A D Construction.		Drawing Title Site Location & Block Plan.	
Project 68 - 70 Sussex Road, Haywards Heath. RH16 4EE.		Drawing Number 2317/SK01	
		A	
Scale As Indicated	Date May 2007	Rev. Date	Description
As Indicated	May 2007		
		Drawing Number 2317/SK01 A	
The Graham Whitehouse Practice CHARTERED ARCHITECTS Fairfield House, Fairfield Road Burgess Hill, West Sussex, RH15 8QB Telephone: (01444) 233019 Fax: (01444) 230761 Email: mail@gwparhitects.co.uk			

31 AUG

A	19.09.07	Plots 3-5 footprint amended	ID
Rev.	Date	Description	By

