

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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4th January 2012

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 9th January 2012 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 19th December 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:
Licensing: 11/02668/LAPRMV – Harvester, Beech Hurst Gardens,
Butlers Green Road
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*), D. Dorking, 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 19th December 2011

Present: Cllrs: C Ash-Edwards (*Chairman*)
M Pulfer
R Clarke
D. Dorking
Mrs S Ellis
Mrs J Hayden**
Mrs C McLean**
J Sabin

Absent *
Apologies **

Also Present for the Crest Nicholson Presentation
Cllrs Farmer, Hillier, J Ash-Edwards and Davies

Before the formal business of the meeting commenced Members received a presentation from Ms Sarah Collins of Crest Nicholson (Crest Strategic Planning) and John Escotts (Escotts Planning) in relation to the proposed development south of Rocky Lane. The presentation was a pre application presentation and outlined the scope and layout of the site. Members were mindful that the development was not within Haywards Heath, but as the development bordered the Town it would have an impact on Haywards Heath's infrastructure as it would be used by the residents living on the site. At the conclusion of the presentation Members asked questions to the two presenters relating to the layout and landscaping of the site and the provision of utilities. Members also asked questions relating to other issues relating to Crest development in the Town including the relief road and why other sites in the Town, which Crest had planning permission granted upon had not been developed yet. Ms Collins explained that the Strategic Planning team was separate from the South East Division, which was leading on the other developments in the Town and would seek clarification from them on the matter and noted the issues relating to the South of Rocky Lane.

97. Apologies

Mrs J Hayden – Family Commitments
Mrs C McLean – Ill Health

98. Minutes

Minutes of the meeting held on 28th November 2011 were taken as read, confirmed as a true record and duly signed by the Chairman.

99. Substitutes

Cllr Bates substituted for Mrs C McLean

100. Member's Declaration of Interest

Cllr C Ash-Edwards declared a personal interest in the 57 Turners Mill Road planning application, under Item 7, as a nearby neighbour.

101. Planning Decisions

Members noted Mid Sussex District Council's decision list.

102. Planning Appeals/Decisions

Members noted three planning appeals and one Licensing Application.

103. Comments and Observations on Planning Applications

Members made comments and observations on 18 planning applications as per Appendix 1 of these minutes.

104. West Sussex County Council – Bus Service Cuts

The Clerk apologised that this had been brought before the Planning Committee when it had previously been considered by the Policy and Finance Committee. This was due to the time constraints of the consultation set down by West Sussex County Council. Members noted that the consultation being undertaken did not directly affect the services under threat during the third round of cuts and that the consultation looked at the use and perception of services complementary to those under review.

Members were mindful of the fact that services in the Town had not been subject to the first two rounds of cuts, but felt where information showed that a minimal amount of people would be affected by cuts, those people relied on those services, so the Council should lobby for their retention or that an alternative service such as bluebird or shuttle buses be introduced. With this,

Members RESOLVED to:

Stand by the original comments made the Policy and Finance Committee and add a representation to suggest that alternative means of transport are looked into as part of the final review.

106. Items agreed as urgent by the Chairman

There were none.

The meeting closed at 9.24pm

Appendix 1

11/03581/FUL - 21 Summerhill Close, RH16 1QY

Heath

Demolition of existing garage and erection of two storey side/rear extension and single storey rear extension.

Observations: **Objection** – On the grounds that the proposal is an overdevelopment of the site that nearly doubles the size of the building. It also takes the building up to the boundary, which is not neighbourly and is going to affect the amenity of number 19. It is also noted due to the proposed features (windows etc) of the development, it would also be out of keeping with the local area.

11/03603/FUL - 41 Ashenground Road, RH16 4PS

Ashenground

Acrylic roof over decking area to side of property.

Observations: **No Objection** – No comments

11/03641/FUL - 16 Orchard Way, RH16 1UX

Heath

Two storey extension including conversion and building above existing garage. Formation of 2no parking spaces.

Observations: **No Objection** – No comments

11/03716/FUL - 50 Harlands Road, RH16 1LS

Lucastes

Single storey lean to extension to the back of the house, covering the width of the property.

Observations: **No Objection** – No comments

11/03408/FUL - 57 Turners Mill Road, RH16 1NW

Heath

Removal of garage and replacing with 2 Storey Side Addition (description amended on 28.11.11)

Please refer to the Council's previous comment on this application.

11/03635/FUL - South East Water, 1-3 Church Road, RH16 3NY

Heath

Permission to use the car parking associated with the buildings at 1 - 3 Church Road as a car park.

Observations: **No Objection** – No comments

11/03713/OUT - Land R/o 14 - 18 Kents Road, RH16 4HQ

Ashenground

Demolition of existing garages and proposed 2 no. 2 bed houses.

Observations: **Objection** – in line with previous comments (June 2011) on a application made on the land the Council still feels, even with the reduction of dwellings, that this is an overdevelopment of the site and that it is not suitable for housing. It was also noted that the description for the development was incorrect as the two dwellings are actually three bedroom houses.

<p>11/03730/TCA - 2 The Rushes, Lindfield, RH16 2QH Willow - re-pollard. Cherry - fell</p>	<p>Franklands</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03737/FUL - Witts End, Franklands Village, RH16 3RJ Extension to form loft conversion</p>	<p>Franklands</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03782/FUL - 51 Oathall Road, RH16 3EL Proposed new double garage</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03816/TREE - 5 Willow Park, RH16 3UA Oak - remove second lowest branch</p>	<p>Franklands</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03821/FUL - 35 Balcombe Road, RH16 1PA Relocation of garage to that approved under 11/01969/Ful.</p>	<p>Heath</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03830/TCA - 124 Franklands Village, RH16 3RE Fell one conifer</p>	<p>Franklands</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03844/FUL - 68 New England Road, RH16 3LD Single Storey Rear Extension and dormer window</p>	<p>Bentswood</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03852/TCA - 53, 55 and 57 Lucastes Avenue, RH16 1JZ Oaks and Hornbeams on rear boundaries - trim back canopies on western side by 25%. Fell on Oak at No. 53.</p>	<p>Lucastes</p>
<p>Observations: No Objection – No comments</p>	
<p>11/03862/TREE - Land Rear of 89 Western Road, RH16 3LW Ash (T1) - Reduce length of lower branches by approx 40%</p>	<p>Bentswood</p>
<p>Observations: No Objection – No comments</p>	

LICENSING TEAM

LICENSING ACT 2003 –

COMMENCING 19th December 2011

Should you require further details on any application please contact us

Licensing@midsussex.gov.uk

NEW / VARIATIONS

Week 51

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 ✓
11/02658/LAPRM	16.12.2011	Premises	Mr Steven Bradley	Unit D1 Horsted Keynes Industrial Estate Horsted Keynes Haywards Heath West Sussex RH17 7BE	No	New Premises Licence	15.01.2012	Application Rejected as incomplete Tick where appropriate ✓

MINOR VARIATIONS

Week 51

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 ✓
11/02668/LAPRMV	20/12/2011	Premises	Mitchells & Butlers Leisure Retail Ltd	Harvester Beech Hurst Gardens Butlers Green Road Haywards Heath West Sussex RH16 4BB	Change of layout	06/01/2012	Application Rejected as incomplete Tick where appropriate ✓

ITEM 7

11/03740/FUL - Victoria Park, South Road Installation of floodlights at Victoria Park Skate Park, Haywards Heath	Ashenground
11/03857/FUL - Melcombe , 94 Lewes Road, RH17 7SX Ground and first floor extension to existing dwelling and demolition of outbuildings.	Franklands
11/03858/CON - Melcombe , 94 Lewes Road, RH17 7SX Ground and first floor extension to existing dwelling and demolition of outbuildings.	Franklands
11/03873/FUL - 27 Turners Mill Road, RH16 1NW First floor and ground floor extensions	Heath
11/03889/FUL - 31 Lewes Road, RH17 7SP Removal of existing greenhouse and shed and construction of a single two storey house with integral garage and new access drive.	Franklands
11/03899/FUL - 7 Blunts Wood Road, RH16 1ND Proposed first floor rear extension	Lucastes
11/03925/FUL - 45 Oathall Road, RH16 3EG Two storey extensions with associated alterations to add one additional bedroom with ensuite bathroom and study with improved kitchen, utility and dining space, upgrade all windows and new slate roof. Replace existing garage.	Heath
11/03931/TREE - 8 The Droveway, RH16 1LL Hornbeams (T1 and T2) - raise canopies by 2-3m and remove overhanging at roof	Lucastes
11/03932/TREE = 11 Hurstfield Close, RH17 7BQ Oak (T1) - Remove three lowest limbs. Thin canopy by 20% and remove epicormic growth.	Franklands
11/03943/TCA - 35/37 Muster Green South, RH16 4AL Two Maple - reduce overall canopies by 20% and removal of low overhanging branches	Lucastes
11/03970/TCA - 6 Burma Close, RH16 3JE Oak and Hornbeam - remove one lowest branch from each tree.	Franklands
11/03972/TREE - 6 Burma Close, RH16 3JE 2 Oaks reduce canopies by up to 25%	Franklands

11/03673/FUL - 78 Franklynn Road, RH16 4DH Proposal for the kerb to be dropped at the front of property.	Ashenground
11/03713/OUT - Land R/o 14 - 18 Kents Road, RH16 4HQ Demolition of existing garages and proposed 2 no. 3 bed houses.	Ashenground
11/03954/FUL - 26 Eastern Road, RH16 3NN Proposed single-storey annexe	Bentswood
11/03971/TREE - 39 Marlow Drive, RH16 3SR Oak (T1) - Reduce overall canopy by 20%	Franklands
11/03989/FUL - 26 Summerhill Close, RH16 1QZ Demolition of existing attached garage and erection of two storey extension.	Heath
11/03976/FUL - 54 Wivelsfield Road, Haywards Heath, West Sussex, RH16 4EW Extension/modification to existing house	Ashenground
11/04016/ADV - 59-63 South Road, Haywards Heath, West Sussex, RH16 4LQ Remove part existing Co-op Fascia Signage and fix new Post Office Fascia signage including new halo illuminated projecting signage.	Ashenground
11/04026/FUL - 100A South Road, Haywards Heath, West Sussex, RH16 4LP, New 2 bed flat above existing flat	Heath
11/04069/FUL - Woodlands, Lyoth Lane, Lindfield, Haywards Heath, West Sussex, RH16 2QA, First floor side extension	Franklands
11/04093/FUL - Land Adjoining 1 Priory Way , Haywards Heath, West Sussex, RH16 3LS Erection of proposed detached dwelling with garage under, and bedrooms in the roof.	Bentswood
11/04109/TREE - 19 Farlington Close, Haywards Heath, West Sussex, RH16 3EH, Ash (T73) - remove lowest limb on south west side and trim back canopy on north east side by up to 2m.	Bentswood
12/00007/TCA - Lincoln Lodge, 8 Paddockhall Road, Haywards Heath, West Sussex, RH16 1HH, Spruce - Fell. Conifer - Trim back to clear house by 2m. Cherry - Reduce/reshape by 20%.	Lucastes