

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday 30th January 2012

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: Cllr R. Bates

Before the meeting commenced the Committee heard two representations relating to matters on the agenda. Firstly, Mr Mahadeo resident of 47 Hazelgrove Road presented his concerns in relation to the proposed placement of a temporary bus stop outside his house. Mr Mahadeo's case related to safety issues due to the buses obscuring his drive way, the fact the bus stop was to be located on zig zag lines near to a pedestrian crossing, the pavement not being wide enough for people to pass bus users getting on and off the buses and that Hazelgrove Road was already a very busy road before buses begin to park up. Secondly, a presentation was made in respect of planning applications 11/03977/FUL 56 Wivelsfield Road (new application) and 11/03976/FUL 54 Wivelsfield Road (deferred from the meeting held on 9th January 2012) by the property owner and the planning consultant who made the application. The presentation ran through the two applications to help Members with their deliberations under item 7 of the agenda. The Chairman then formally opened the meeting.

114. Apologies

D Dorking – Ill Health

115. Minutes

Minutes of the meeting held on 9th January 2012 were taken as read, confirmed as a true record and duly signed by the Chairman.

116. Substitutes

None

117. Member's Declaration of Interest

Cllr Clarke declared a prejudicial interests in item 6 as a bar owner on The Broadway and item 8 as manager/owner of The Broadway Market and agreed to leave the chamber when the two items were heard.

118. Planning Decisions

Members noted the planning decisions of Mid Sussex District Council. The Clerk also informed Members that the District Planning Committee, against the advice of officers, had approved the outline planning permission for the proposed development of (Land to the West of Beech Hurst Butlers Green Road 11/02123/OUT) a care home and associated facilities.

119. Planning Appeals/Decisions

Members noted one Licensing Application.

120. Comments and Observations on Planning Applications

Members made comments and observations on 24 planning applications as per Appendix 1 of these minutes.

121. Proposed Placement of a Temporary Bus Stop on Hazelgrove Road.

In light of the representation made by Mr Mahadeo Members noted the issues he had raised and where were sympathetic to his case. It was acknowledged that the Town Council had no authority to stop the placement of the bus stop and that the County Local Committee had a duty to publically consider the matter at its next meeting. The Clerk reported that this was going to happen during the meeting to be held on the 9th February 2012, but was not sure under which part of the agenda it would happen. Members were also mindful of the fact the bus stop was 'temporary' and raised the point that the bus stop would only be there as long as the Market continued to operate and in addition it would only be used on a Saturday for a minimal number of buses. With this,

Members **RESOLVED** to;

Instruct the Clerk to write to West Sussex County Council and implore its County Local Committee to make a decision on the matter at its next meeting.

122. Request for Support for the Feasibility Study for the Re-routing of the A272

As per a presentation made by West Sussex County Councillor Peter Bradbury to Full Council on the 23rd January 2012, Members considered a proposal to support the production of a feasibility study for the re-routing of the A272. The majority of Members agreed that the feasibility study should be undertaken. However, there was a counter argument put forward, which stated that the study was premature and should not be undertaken until traffic modelling work relating to the potential Burgess Hill Northern Arc was completed. With the counter argument against supporting the production of a feasibility study at the present time, a vote was taken by the Committee, with 6 Members for and Member1 against.

The Clerk asked, as Members were minded to support the feasibility study, that he be authorised to ask how the study would be implemented and funded. This was on the grounds that the Town Council should protect any monies allocated to the Town that could be used to fund the study thus ensuring that funding would be evenly split between the areas affected by the potential re-routing of the road, therefore;

Members **RESOLVED** to;

Agree that Haywards Heath Town Council should support the production of a Feasibility Study for the re-routing of the A272 and instruct the Clerk to ask how the implementation of the feasibility would be formally agreed by West Sussex County Council and how the study would be funded.

123. Traffic Regulation Orders TRO/CMS017 & TRO/CMS019/RC relating to Haywards Heath Relief Road, Fox Hill and Various Roads.

Members discussed the matter and made the following comments, which formulated the Council's response on the matter.

Haywards Heath Town Council notes the proposed speed limits and traffic orders in respect to HH Relief Road and 'Hurstwood Lane' section. The Council has major concerns in relation to the 50mph restriction that is being proposed along the Relief Road. This is on the grounds that there are two access roads, namely, Hurstwood Lane and Old Farm Close, local roads,

where there will be ingress/exiting from. The follow on section of the Relief Road on the upgraded Rocky Lane is and still will be an Urban Residential Road where 30/40mph restrictions should be maintained and this speed restriction should be maintained to the Birch Hotel (along the Relief Road at 40mph) where a 40mph restriction continues towards the edge of the Town boundary. In fact, the 40mph speed limit should be continued to the Town boundary at Beadales in preference to the 50mph to give an enforceable speed restriction where local roads/properties filter onto the A272. It has been noted that there are to be parking restrictions on Hurstwood Lane, which we would support and suggest be extended right out along the road to stop people parking and attempting to reach the Princess Royal across the relief road. This may be deemed to be an extreme measure but the parking issues around the hospital are well documented and any form of free parking will ultimately be utilised.

Members **RESOLVED** to;

Instruct the Clerk to make representation to West Sussex County Council's Traffic Regulation Order Team as per the body of this minute.

124. Items agreed as urgent by the Chairman

There were none.

The meeting closed at 9.16pm

Appendix 1

**11/03883/COND - Oathall Community College, Appledore Gardens, RH16 2AQ
Bentswood**

Variation of Condition 2 of Planning Permission 08/00798/FUL to change opening hours to:- Wednesday 12 - 5pm, Thursday 12 - 5pm, Friday 12 - 5 and Saturday 9 - 5.

Observations: **No Objection** – the Council welcomed the original application and the initiative in general. The Council supports the changes to the operating hours, which will enable the farm shop to extend its operating hours. Maximising the opening hours, within reason, will enable the shop to maintain financial sustainability.

**11/04060/FUL - 1 The Rushes, RH16 2QH
Franklands**

Proposed two storey side and front extension.

Observations: **No Objection** – No Comments

**11/04101/FUL - 47 Blunts Wood Road, RH16 1ND
Lucastes**

Single and 2 storey extension to side

Observations: **No Objection** – No Comments

**11/04103/FUL - 23 Lucastes Road, RH16 1JN
Lucastes**

Proposed loft conversion

Observations: **No Objection** – No Comments

**12/00016/TREE - St Pauls On The Green, RH16 3BF
Bentswood**

Oak (T32) - reduce crown by aprox. 6m. Oaks (T18, T20-T23) - raise canopy to 4m above ground and thin by 15%

Observations: **No Objection** – No Comments

**12/00042/FUL - 4 Sunte Close, RH16 1QT
Heath**

Demolish rear single garage and small rear lean-to kitchen structure. Erect single storey rear extension to improve ground floor living space.

Observations: **No Objection** – No Comments

**12/00046/FUL - 8 Knights Court, Queens Road, RH16 1AF
Heath**

Porch over back door

Observations: **No Objection** – No Comments

**11/03977/FUL - 56 Wivelsfield Road, RH16 4EW,
Ashenground**

Demolition of existing dwelling and erection of 2 no detached dwellings with integral garages.

Observations: **No Objection** - However, Members voiced two concerns in relation to the application. 1) The height of the two proposed houses would be around 2m above the back gardens of the houses located in Windsor Close. As a result it was suggested that that a condition relating to buffering at the end of each garden is placed on the application, if it is approved. This would be on the grounds that privacy of the back gardens along Windsor Close would be effected by an increase in the dwelling's height and there will be increase of windows facing the Close . 2) There were also concern about the loss of a bungalow in the Town due to a shortage in this type of accommodation.

**11/03976/FUL - 54 Wivelsfield Road, Haywards Heath, West Sussex,
RH16 4EW
Ashenground**

Extension/modification to existing house

Observations: **No Objection**

***For information – where the Planning Committee made no objection the two applications, Town Council Ashenground Ward Member did not support either application.

**12/00008/FUL - 21 Haywards Road, RH16 4HX
Ashenground**

Two storey side extension to provide ancillary accommodation

Observations: **No Objection** – No Comments

**12/00056/FUL - Chelsea House, 8 - 14 The Broadway, RH16 3AP
Heath**

Installation of new air conditioning unit

Observations: **No Objection** – No Comments

12/00080/FUL - 83 Blunts Wood Road, RH16 1ND

Lucastes

Single storey side extension forming new garage and utility room and conversion of existing garage.

Observations: **No Objection** – No Comments

12/00094/FUL - 36 Wood Ride, RH16 4NJ

Ashenground

First floor and roof extension over existing garage and kitchen. Conversion of existing garage into study.

Observations: **No Objection** – No Comments

12/00112/TREE - 6 Oathall Avenue, RH16 3EU

Bentswood

Oak (T24) – fell

Observations: **No Objection** – It was noted that the Tree was to be re-placed. The Town would ask that this be enforced on the applicant and that the replacement was like for like or to the satisfaction of the Tree Officer/Orbiculturist at MSDC.

12/00130/TCA - 27 Muster Green South, RH16 4AL

Lucastes

Remove the middle one of a line of 3 Conifers

Observations: **No Objection** – No Comments

12/00158/TREE - Land Rear Of 21 To 25, St Francis Close, RH16 4JP

Ashenground

Line of Sycamores - trim back to boundary on western side

Observations: **No Objection** – No Comments

12/00120/FUL - 34B Haywards Road, RH16 4JB

Ashenground

Retention of outbuilding to be used as a garden room.

Observations: **No Objection** – No Comments

12/00138/COU - Land Between 42 And 43, Silver Birches, Franklands

Change of use of piece of land laying between 42 and 43 Silver Birches from open space to garden land.

Observations: **No Objection** – The Council welcomed the purchase of the land from MSDC and its use by the neighbouring residents in the future. The Council would assume that the details of the purchase would deter any future development.