



## HAYWARDS HEATH TOWN COUNCIL

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30<sup>th</sup> March, 2021

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 **Tuesday, 6<sup>th</sup> April 2021 at 7:30pm, via Zoom Video Conferencing**, when the following business will be transacted.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/87059692590?pwd=VHpONkFGOHluclZTT3pxVDV3WVVPQT09>

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 Monday, 15<sup>th</sup> March 2021.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To note any appeals lodged or appeal decisions made, and licensing applications.

Appeals Lodged/Decided: **None**;

Licensing Applications: **None**.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To consider any items that the Chairman agrees to take as urgent business.

This meeting is being held under the provisions made on the 4 April 2020, when the government brought The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 into force to allow local authorities to conduct meetings remotely.

*'During this meeting the public are allowed to film the Committee and officers only from the front of the public gallery, providing it does not disrupt the meeting. **Any items in the Exempt Part of the agenda cannot be filmed.** If another member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. The use of social media is permitted but all members of the public are requested to switch their mobile devices to silent for the duration of the meeting.'*

Committee Members: C Laband (Chairman), M Pulfer (Vice Chairman), C Cheney, C Evans, S Inglesfield, A McPherson, H Munding, R Nicholson.

## HAYWARDS HEATH TOWN COUNCIL

### PLANNING COMMITTEE

#### Minutes of the meeting held on Monday, 15 March 2021

C N Laband (*Chairman*)  
M J Pulfer (*Vice Chairman*)  
Mrs C Cheney  
C C J Evans  
Mrs S J Inglesfield  
A C McPherson  
H A Mundin  
R A Nicholson \*\*

\* Absent

\*\* Apologies

Also present: Cllr Bates to make representation on DM/21/0612 - 3 Bruce Close.

#### **122. Apologies**

Cllr Nicholson – Work Commitments.

#### **123. Minutes**

The Minutes of the meeting held on Monday, 22 January 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### **124. Substitutes**

There were none.

#### **125. Members' Declarations of Interest**

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all planning applications under agenda item 6 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) District Planning Committee. I further reserve the right to alter my views should the applications come before the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

Councillor Mike Pulfer made the following declaration:

"I declare a personal interest in all planning applications under agenda item 6 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Planning Committee. I further reserve the right to alter my views should the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

**126. Planning Appeals and Licensing Applications**

One planning appeal and one licencing application was considered. The licencing application (LI/21/0133) Heathen House, Triangle was supported. The appeal (DM/19/0260) Tavistock and Summerhill School was noted.

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

Members made comments and observations on 35 planning applications as per Appendix 1 attached.

**128. Items Agreed as Urgent by the Chairman**

None.

The meeting closed at 8:28pm.

*This meeting was conducted and recorded using the Zoom video conferencing application.*

**Week 1**

**DM/20/3293      The Barn Parkfield Way - Lucastes**

Enlargement of car parking from 15 to 25 spaces. Erection of 4no. 5.95m high lighting standards and the installation of solar lights. (Amended plans and additional information received 9th February 2021)

The Town Council confirmed its **SUPPORT** for the application and noted the support of local residents, the Friends of Ashenground and Bolnore Woods and Bolnore CIC on the ground of their requests for minor conditions. In addition, the comments of the Environment Health Officer were welcomed regarding the new lighting specification needing to be submitted before installation and the stated operating hours of 7.15am – 18.30pm 1<sup>st</sup> October to 30<sup>th</sup> April so to protect local amenity.

**DM/20/3456      Land West Of Kilnwood Apartments Rocky Lane - Ashenground**

Erection of 9 apartments within a single three storey building, along with access, parking and landscaping. (Revised plans received 08.12.2020 showing changes to the red line boundary, parking and landscaping) (Revisions to landscaping 03.02.2021)

The Town Council upheld its **OBJECTION** to the application, stated in its response dated 23/10/20, as it was deemed that no material changes had been made to the application and there was still no provision for affordable housing. To this end, none of the Town Council objections had been addressed so the Town Council repeated its previous comments on the application.

**DM/21/0132      73 Harlands Road - Lucastes**

Ground and first floor extension and garage roof space conversion.

No Comment.

**DM/21/0469      24 Quarry Hill - Lucastes**

Single storey rear extension

No Comment.

**DM/21/0487      20 Weald Rise - Franklands**

Proposed single storey side extension.

No Comment.

**DM/21/0490      19 Western Road - Bentswood**

Demolition of existing garage and conservatory. Erection of single storey rear/side extension and loft conversion of with rear dormers and 2no. roof lights to the front elevation.

No Comment.

**DM/21/0514**      **1-3 Boltro Road - Heath**  
Remove condition 2 relating to planning application 01/01638/COU because the condition is unnecessary with regard to current planning policy and does not have any material impact on highway safety.

No Comment.

**DM/21/0558**      **2 Dellney Avenue - Bentswood**  
Demolish existing rear conservatory and construct single storey rear extension, new first floor side extension over existing ground floor and new garage.

No Comment.

**DM/21/0559**      **1 The Droveaway – Lucastes**  
4 x Oaks (T1, T2, T3, T4) - Reduce crown by 2m 1 x Silver Birch(T5) - Reduce crown by 2m

The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

**DM/21/0600**      **47 Lucastes Avenue – Lucastes**

No Comment.

## Week 2

**DM/20/1070**      **132 Lewes Road - Franklands**  
Construction of a proposed new four-bedroom dwelling, on land to the side of 132 Lewes Road. Removal of 4no. trees on the site and the part demolition/removal of an existing boundary wall. Proposal to include associated landscaping and alteration to the private roadway providing access from Lewes Road to the proposed site and neighbouring houses (Amended plans received on 29 October and 2 November 2020 and updated visual images received on 10 November 2020) (Amended plans and Tree Protection Plans received on 19 February 2021)

The Town Council upheld its **OBJECTION** to the application as stated in its response dated 07/12/20.

**DM/20/3516**      **Maxwelton House 41 - 43 Boltro Road - Heath**  
Demolition of existing office building and provision of 54 apartments with associated parking and landscaping. AMENDED PLANS received 22nd February 2021 reducing the number of flats to 54, addressing comments from the Design Review Panel including revising the scale of the building and the parking layout, the submission of a Daylight/Sunlight

The Town Council again **SUPPORTED** the application and welcomed the reduction in dwellings and the increase of electric charging points to nine. However, the Town Council would like it noted that concern was raised in relation to the Urban Designers comments and recommendations regarding a red brick facade. This is not supported by the Town Council.

It is felt that a change from such would be a positive move for the Town and help to address past mistakes regarding design in the Town.

**DM/21/0458**

**2 Woodlands Road - Bentswood**

Erection of a front porch and a single storey rear extension with new raised decking

No Comment.

**DM/21/0484**

**Canton Chef 38 - 40 The Broadway - Heath**

Proposed raised decking area with outdoor seating up to 6 tables.

The Town Council **SUPPORTS** this application with the following requirements. As the application is on West Sussex County Council land that it is supported by a licence from the County Council to operate along with the required public liability insurance. In addition, that the hours of use be to regulated to 07.00am – 23.00pm daily in line with other establishments on the Broadway, so to protect neighbouring residential amenity

**DM/21/0589**

**8 Rushwood Close - Franklands**

First floor front extension above existing porch. Render the ground floor wall to west elevation (front). First floor wall to incorporate painted boarding to west elevation (front).

No Comment.

**DM/21/0612**

**Flats 1 To 6 Lockhart Court Southdowns Park - Franklands**

Replacement of existing timber double glazed windows and entrance communal door with new timber double glazed windows and door to match existing styles and size

No Comment.

**DM/21/0613**

**3 Bruce Close – Ashenground**

Proposed 3 bedroom detached new dwelling. Demolition of side extension and erection of a two-storey side extension to host dwelling (to match details approved as part of planning application DM/17/4540).

The Town Council **OBJECTS** to this new application on the grounds that the application is opportunistic and inappropriate to the local area. It will also cause significant to harm to the character of the area and neighbouring properties, so contrary to DP26 of the Mid Sussex District Plan, E9, H8 of the HH Neighbourhood Plan, national policy framework guidance and Mid Sussex design guidance polices 38 and 39.

**DM/21/0616**

**24 Pond Meadow - Lucastes**

Garage Conversion and outbuilding office.

No Comment.

**DM/21/0617 Flats 48-53 Lockhart Court Southdowns Park - Franklands**  
Replacement of existing timber double glazed windows and entrance communal door with new timber double glazed windows and door to match existing styles and sizes

No Comment.

**DM/21/0648 6 Orchard Way - Heath**  
Rear single storey extension, rear access deck moved back to suit. Loft conversion to garage to create store with new rear facing dormer and adjusted roof height.

No Comment.

**DM/21/0657 16 Little Pithfield - Lucastes**  
Part conversion of garage to playroom

No Comment.

**DM/21/0666 18 Drummond Close - Ashenground**  
Landscaping change to back garden of property including level changes, retaining wall and erection of rear fence over 2m in height.

No Comment.

**DM/21/0726 Land to The South Of 1 Bridgers Mill - Heath**  
T1 - Oak, fell and grind out stump. Replant with two new trees

The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

### Week 3

**DM/21/0623 17 Trubwick Avenue - Lucastes**  
Loft Conversion.

No Comment.

**DM/21/0639 49 Eastern Road - Bentswood**  
T1 - Oak, reduce Crown by 2.5 meters

The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

**DM/21/0645 17 Fairford Close - Bentswood**  
First floor side extension, together with associated internal and external alterations.

No Comment.

**DM/21/0691 25 Gatesmead - Heath**  
Proposed single storey rear extension.

No Comment.

- DM/21/0697**      **2 Ferny Croft - Lucastes**  
Garage conversion including changing garage doors into 2 windows to create a habitable space.
- The Town Council has **NO OBEJCTION** to the planning application. It does have concern, based upon recent planning inspector decisions, with regards to the protection of the wildlife corridor adjacent to the application. The Town Council requires, if permitted, that the application has a planning condition placed on it to prohibit the placement of windows and doors that would affect the efficacy of the green corridor in relation to sound and light, as per DP29 of the District Plan.
- DM/21/0699**      **9 Beech Hill - Franklands**  
Proposed two storey rear extension, single storey front extension, replace conservatory roof and associated alterations.
- No Comment.
- DM/21/0715**      **Gemini House Mill Green Business Estate Mill Green Road - Heath**  
Request the removal of condition 2 of planning permission HH/07/02518/COND to allow the premises to operate 24 hours a day.
- No Comment.
- DM/21/0756**      **Martlet Manor Butlers Green Road - Lucastes**  
Proposed entrance building name signs, way finding signs and information signs.
- No Comment.**
- DM/21/0766**      **Currys.digital 90 - 92 South Road - Heath**  
Removal of existing shopfront, demolition of redundant WC/boiler accommodation to rear. Installation of a new shop front and side means of escape door.
- The Town Council **SUPPORTS** the application, but wishes to point that within the application that the air conditioning units are to be removed implying that they will be need to be replaced. Therefore, it is requested that the landlord is informed that they will need to meet the requirement of DP26 in the Mid Sussex District Plan if replaced.
- DM/21/0777**      **71 Western Road - Bentswood**  
Convert existing first floor flat into two flats and conversion of ground floor office into studio flat.
- No Comment.



**DM/21/0782**

**Fleur De Lis 2 Bolnore Road - Lucastes**

Line of x15 Lawson Cypress trees and x3 Common multi-stemmed Sycamore trees on boundary with neighbouring property - dismantle to near ground. Large Lawson Cypress tree: dismantle co-dominant stem overhanging boundary retaining stem nearest car park. Crown lift to 2.4 m (as appropriate); x1 mature Common Sycamore tree, x1 mature Yew tree, removing competition (Beech sapling). Sever ivy at lower trunk prune back overhanging branches, crown lift to 2.4 metres for all other trees overhanging Bolnore Road.

The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

**DM/21/0877**

**The Priory Syresham Gardens – Bentswood**

Discharge of planning condition nos 3 relating to planning application DM/20/3048.

No Comment.

**Week 1**

- DM/20/4159 Downlands Park Care Home Bolnore Farm Lane - Lucastes**  
Erection of part two, part three and part four storey building comprising 70 extra care apartments with community hub, guest suite and staff facilities together with 15 extra care cottages (85 in total), pavilion, parking and access to form a Continuing Care Retirement Community following demolition of existing care home. Additional highways information received 28th January 2021 (Amended plans received 9th March showing a revised design and a reduction in the number of proposed units to 81)
- DM/21/0515 16 Park Road - Ashenground**  
Variation to condition 3 relating to planning application DM/18/2817 to revise the drawings for the alteration to a dummy pitched and replacement of utility room with a covered walk way.
- DM/21/0741 2 Redwood Drive - Ashenground**  
Ground floor external storage shed.
- DM/21/0781 1 Haywards Villas - Ashenground**  
Erection of a 1.83m high fence along boundary.
- DM/21/0793 Former Sunte Farmyard Birchen Lane - Heath**  
To obtain formal confirmation of implementation, and continued validity, of the existing consents HH/05/02450/FUL and HH/05/02781/LBC (conversion of redundant farm buildings with existing cottage)
- DM/21/0844 18 Western Road - Bentswood**  
Single storey rear extension. Remove incongruous door and window to front elevation and replace with bay window to match existing.
- DM/21/0846 9 Lucastes Lane Haywards Heath West Sussex RH16 1LB**  
Removal of existing single storey rear extension and detached garage at side of house and erection of two storey side extension.
- DM/21/0865 The Lodge Bennetts Rise - Franklands**  
Demolition of the existing building and erection of 2no. three-bed semi-detached houses and associated parking.
- DM/21/0880 35 Dellney Avenue - Bentswood**  
Erection of a single storey rear extension extending beyond the rear wall of the original house by 6.0 metres to a maximum height of 3.0 metres, and the height of the eaves to 3.0 metres.
- DM/21/0895 1 Sussex Gardens - Franklands**  
(T1) Oak tree - Reduce by 2m back to previous points. (T2) Conifer – Fell (T3) Conifer - Reduce height by 10m (T4) Willow trees - Reduced and cut back by 2m from the roadside (T5) 2 x Sycamores - Reduce crown by 2m and cut back branches overhanging garden to boundary

**DM/21/0919**      **20 Lucastes Avenue - Lucastes**  
Magnolia - Reduce by up to 1m all over

**DM/21/0983**      **11 Park Road - Ashenground**  
T1 Hornbeam - Reduce side over no 1 Ryecroft and parking area to the left-hand side of no 1 Ryecroft by up to 2m in branch length.

## Week 2

**DM/20/3310**      **23 - 25 Bolnore Road - Lucastes**  
The demolition of 25 Bolnore Road and garage to 23 Bolnore Road, and the erection of a 67 bedroom residential care facility, with associated access works, car parking, servicing, private amenity space, landscaping and boundary treatment (Amended plans received 12 March 2021).

**DM/21/0782**      **Fleur De Lis 2 Bolnore Road - Lucastes**  
Line of x15 Lawson Cypress trees and x3 Common multi-stemmed Sycamore trees on boundary with neighbouring property - dismantle to ground level. Lawson Cypress tree: cut back stem overhanging boundary back to fork of tree. Crown lift to 2.4 m x1 mature Common Sycamore tree, x1 mature Yew tree, removing competition (Beech sapling). Sever ivy at lower trunks of all trees to be worked on, prune back overhanging branches, crown lift to 2.4 metres for all other trees on property overhanging Bolnore Road. (Description revised on 18.03.2021).

**DM/21/0825**      **42 Mill Green Road - Heath**  
Remove the existing paved parking area to the front of the house and replace it with a new paved parking space for two cars. Timber feather edged panel and post fence between No. 41 and 42 Mill Green Road.

**DM/21/0956**      **19 Oathall Avenue - Bentswood**  
Forming new enclosed porch construction to front elevation of property

**DM/21/0983**      **11 Park Road - Ashenground**  
T1 Hornbeam - Reduce side over no 1 Ryecroft and parking area to the left hand side of no 1 Ryecroft by up to 2m in branch length.

**DM/21/0999**      **1 The Grove - Franklands**  
T1 and T2 Oak trees - remove 2 metres of growth, reshape and balance, additionally to remove excess epicormic growth.

**DM/21/1003**      **59 Victoria Road - Bentswood**  
Single storey rear extension and single storey front extension.

**DM/21/1012**      **8 Summerhill Close - Heath**  
Proposed single storey rear extension.

**DM/21/1025**      **42 Wood Ride - Ashenground**  
Part two storey, part single storey rear/side extension of ground floor and basement with external staircase.

**DM/21/1030**      **24 Penland Road - Lucastes**  
Alterations to rear garden fencing.

### Week 3

**DM/20/4676**      **High Trees 54A Lewes Road - Franklands**  
Replacement windows to white upvc (amended plans and description 25/03)

**DM/21/0261**      **76 Lewes Road - Franklands**  
(Amended plans received 21.03.2021) New swimming pool and garden building. Removal of Conifers in Conservation Area.

**DM/21/0952**      **50 Franklynn Road - Ashenground**  
Proposed first floor rear extension and change windows to doors on ground floor.

**DM/21/0986**      **6 Wythwood - Franklands**  
Proposed two storey and single storey side and rear extension, installation of two stainless steel flues to new log stoves.

**DM/21/1031**      **81 Queens Road - Heath**  
Proposed first floor extension over part of existing single storey rear extension.

**DM/21/1042**      **Windover House 3 Birch Close - Franklands**  
Demolition of existing detached garage and covered walkway and erection of two storey side and rear extension.

**DM/21/1052**      **25 Oathall Road - Heath**  
Single storey infill rear extension, conversion of existing small garage to a gym, new oak porch and new oak car port.

**DM/21/1061**      **8 Edward Road - Ashenground**  
Rear and side extensions. New front porch extension.

**DM/21/1069**      **8 Blunts Wood Road - Lucastes**  
Two storey side extension, single storey front extension, garage conversion and a single storey rear extension.

**DM/21/1083**      **46 St Pauls On The Green - Bentswood**  
Replace existing conservatory with new single storey rear extension and associated landscaping.

**DM/21/1095**      **5 The Dell - Lucastes**  
T1 Cherry - reduce by 2.5 metres, T2 Maple - reduce by 2.5 metres and T3 Scot's Pine - remove the two lowest branches overhanging the conservatory and reduce remaining canopy overhanging 5 The Dell by 1.0 metre.

**DM/21/1120**      **Culzean Franklands Village - Franklands**  
T1 and T2 Goat Willow Trees - Fell. T3 Ash - Fell.

- DM/21/1126**      **15A Harlands Close - Lucastes**  
The application is to introduce a stepped arrangement in order to reduce the steepness of the slope on the driveway by the use of a brick clad retaining wall and the inclusion of a small paved level seating area to the end of the rear garden.
- DM/21/1134**      **68 Sunnywood Drive - Ashenground**  
Demolition of existing garage and erection of rear/side extension at ground and lower ground floor levels.
- DM/21/1146**      **Centre Of Pond, Land North Of 42 St Pauls On The Green - Bentswood**  
Works to 20 Trees per Tree Survey Schedule - Works to tree ID's: 075Z, 07CC, 07CM, 07CS, 07EZ, 07F1, 07F7, 07F8, 07FA, 07FF, 07KT, 07KY, 07L2, 07L3, 07L4, 07L5, 07L6, 07L7, 07NY, 07P1
- DM/21/1149**      **68 Sunnywood Drive - Ashenground**  
Demolition of existing garage and erection of rear/side extension at ground and lower ground floor levels.
- DM/21/1173**      **Fun Bags Party Shop Ltd 16 The Broadway - Heath**  
Change of use from a shop (Use Class E) to a hot food takeaway (Sui Generis) with internal and external alterations.