



## HAYWARDS HEATH TOWN COUNCIL

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5<sup>th</sup> October, 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 **Monday, 11<sup>th</sup> October 2021 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 Monday, 20<sup>th</sup> September 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.

*'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), A McPherson (Vice Chairman), C Cheney, C Evans, S Inglesfield, R Nicholson, M Pulfer, S Wickremaratchi.

## HAYWARDS HEATH TOWN COUNCIL

### PLANNING COMMITTEE

#### Minutes of the meeting held on Monday, 20 September 2021

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

\* Absent

\*\* Apologies

Also present: Regarding application number DM/21/3146 – 2 Triangle Road:  
the applicants, Jamie and Alison Ross, both of whom had registered to speak in order to give a résumé of their proposals.

#### 51. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Attending another meeting elsewhere
Cllr Mrs C Cheney	Holiday
Cllr S Wickremaratchi	Quarantining in accordance with COVID-19 rules

#### 52. Minutes

The notes of the following meetings of the Planning Advisory Group were confirmed:

- i. Monday, 17<sup>th</sup> May 2021;
- ii. Monday, 7<sup>th</sup> June 2021;
- iii. Monday, 28<sup>th</sup> June 2021;
- iv. Monday, 19<sup>th</sup> July 2021;
- v. Monday, 9<sup>th</sup> August 2021;
- vi. Tuesday, 31<sup>st</sup> August 2021.

#### 53. Substitutes

There were none. With Councillor McPherson (Vice Chairman) acting as Chairman in the absence of Councillor Laband, he nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was **AGREED** unanimously by Members.

#### 54. Members' Declarations of Interest

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."

#### 55. Planning Appeals

Members noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission:

Date Decided & References	Site	Description	Decision
26/08/2021 AP/21/0022 APP/D3830/W/21/3267397  (DM/20/3539 refers)	402–408 Franklands Village HAYWARDS HEATH RH16 3RS	Two storey rear extension and conversion of 4 existing studio flats to form 4 self-contained 2 bed flats with associated external works including private gardens and parking area.	Dismissed

They also noted that the following appeal had been **lodged** in respect of MSDC's decision to refuse planning permission:

Date Lodged & References	Site	Description
31/08/2021 AP/21/0050 APP/D3830/W/21/3273696  (DM/20/3539 refers)	45B Wood Ride HAYWARDS HEATH RH16 4NL	Demolition of existing detached garage. Erection of 1 x 6 bedroom, 3 storey detached property and a pair of 4 bedroom, 3 storey semi-detached properties with detached garaging and associated surface parking. Erection of new gates. (Revised Planning, Design and Access Statement received 02.11.2020. Highways Statement 01.12.2020.) (Technical update – swept path analysis and tree report received 01.03.2021.)

**56. Licensing Applications**

Members noted that the following premises licence application had been **lodged** with MSDC:

<b>Application No. &amp; Applicant</b>	<b>Application Type</b>	<b>Premises Address</b>	<b>Nature of Application/ Variation</b>
LI/21/0930  Bestens Brewery Ltd	Premises	Orchards Square The Orchards HAYWARDS HEATH RH16 3QH	New premises licence

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

Members made comments and observations on 26 planning applications as per Appendix 1 attached.

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

There were none.

The meeting closed at 7:50pm.

## APPENDIX 1

### Week 1

#### **DM/21/2555 – 1 Sussex Gardens**

**Franklands**

Oak tree, reduce by 2.5m. Scots Pine x 3, selectively thin back to closest forks on house/garden side by up to 20%.

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

#### **DM/21/3031 – 24 Boltro Road**

**Heath**

Proposed single storey rear extension to replace existing conservatory.

No comment.

#### **DM/21/3034 – 16 Penland Road**

**Lucastes**

Proposed two storey rear extension.

No comment.

#### **DM/21/3035 – Lime Tree Cottage, 11 Western Road**

**Bentswood**

Demolition of existing garage and erection of single storey rear/side extension and loft conversion with rear dormers and 2 no. rooflights to the front elevations.

No comment.

#### **DM/21/3046 – 2 The Spinney, Eastern Road**

**Bentswood**

Construction of 2 no. three bedroom dwellings and alterations to the existing dwelling to include a dormer window to the front and rear elevations.

The Town Council **supports** this application, as it did the previous application under reference DM/20/0851. It is acknowledged that this is a somewhat reduced scheme to that proposed previously and the Town Council reiterates its comments and observations – which remain relevant – as follows:

'This appears to be a sustainable site within the built area of Haywards Heath and thus the principle of development is likely to be allowed. If so, this would constitute windfall residential land supply under section 9.22 HHNP with H8 the relevant policy requirement.

Resident representation has raised relevant planning considerations as Design and Overlooking/Loss of privacy. With over 30 metres between respective properties, this is of less concern in planning terms. However, the developer is required to demonstrate that the application, if permitted does not conflict with the street scene and should not negatively impact upon privacy. Planning statement seeks to address these issues, and the 3D presentation provides a clear pictorial vision of the completed buildings.

Committee supports this application with the support of conditions to control/limit construction hours/deliveries M-F 08:00 to 18:00, Sat 09:00 to 13:00. No work permitted Sundays or Public holidays. The Arboricultural report details significant challenges which must be addressed under the supervision of MSDC tree officers to ensure tree preservation is maintained as a primary objective, and that a re-planting regime be agreed to address any latent/remaining privacy issues.'

In addition, electric vehicle charging points should be provided for the allocated parking areas.

*cont.*

**DM/21/3046 – 2 The Spinney, Eastern Road (cont.)** **Bentswood**

Because the site is located off a congested residential road where there is high density housing and a high level of on-street parking, it is requested that no works take place until a Traffic Management Plan has been submitted to and approved by Mid Sussex District Council. This is in the interests of site safety, highway safety and residential amenity.

Finally, prior to the commencement of construction and at the applicant's/contractor's expense, a dilapidations report should be done on the public highway in the vicinity of the site access. Any subsequent damage to the public highway that is attributable to construction traffic or works should be remedied upon completion of construction at the applicant's/contractor's expense.

**DM/21/3056 – Rear of 21 and 22 Colwell Gardens** **Ashenground**

Oak (T1) & Sycamore (T2) – reduce all lateral branches by 2/3m. All scrub and bushes at the base of T1 to be removed.

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

**DM/21/3066 – Little Haywards Farmhouse, Courtlands** **Ashenground**

Removal of existing shed and proposed erection of a garden building.

No comment.

**DM/21/3074 – 6 Amberley Close** **Lucastes**

Removal of 1 x Oak tree and replanting.

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

**Week 2**

**DM/21/2976 – Wiston, Coppice Way** **Ashenground**

1x garage door infill with brick and glazed window to match existing and 1 x garage door replace.

No comment.

**DM/21/3048 – 10 George Avenue** **Franklands**

Loft conversion.

As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers the decision to Mid Sussex District Council.

**DM/21/3068 – 90–92 South Road** **Heath**

Installation of new illuminated fascia signage, 1 no. hanging sign and 1 no. menu board.

No comment.

**DM/21/3109 – 7 Ferny Croft** **Lucastes**

Ground floor wrap-around extension in materials to match existing building with hipped roof.

No comment.

**DM/21/3133 – 52 Pasture Hill Road** **Lucastes**

Garage conversion and change of roof from flat to pitched with rooflights.

No comment.

**DM/21/3139 – 133 America Lane**

**Bentswood**

Single storey rear extension and internal alterations.

No comment.

**Week 3**

**DM/21/2585 – 6 Woodstock Place**

**Bentswood**

Proposed loft conversion. Amended plans received 07.09.2021 showing full elevations of two proposed dormers.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 07/09/2021) and has no comment to make.

**DM/21/2704 – 41 Perrymount Road**

**Heath**

Proposed two fascia signs on pillars next to each door.

No comment.

**DM/21/3042 – Spillane, Franklands Village**

**Franklands**

Proposed single storey extension to the back of the garage/side of the kitchen, for use as a downstairs toilet and utility area.

No comment.

**DM/21/3146 – 2 Triangle Road**

**Ashenground**

Proposed two storey side extension.

The Town Council **supports** this application and is of the opinion that the proposed extension would enhance the existing house and would be in keeping with its character.

In the interests of resident amenity and highway safety, it is requested that:

1. works for the implementation of the development (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) be limited to the following times:

Monday–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted.

2. traffic relating to construction – including the parking of contractors' vehicles and deliveries/collection of materials – is controlled by means of a Traffic Management Plan.

**DM/21/3159 – 2 Primrose Way**

**Franklands**

Single storey rear extension.

No comment.

**DM/21/3174 – The Barn, Balcombe Road**

**Heath**

Over board the existing internal pine cladding with plasterboard. Move one internal door and demolish a section of partition.

No comment.

**DM/21/3185 – 37 Perrymount Road**  
White acrylic 'Madisons' sign above window.

**Heath**

No comment.

**DM/21/3193 – 2 Bramber Close**  
Proposed rear two storey extension.

**Lucastes**

No comment.

**DM/21/3205 – Trees adjacent to and north of Scout Group, The Vic Forster  
Centre, Franklands Village**

**Franklands**

(T1) Monolith Oak. (T2) Ash – fell. (T3) Monolith Oak. (T4) Monolith Oak. (T5) Monolith Oak. (T6) Oak – crown lift by 4m and thin out by 20%.

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

**DM/21/3217 – 15 Bridgers Mill**  
T1 Cherry – reduce crown by 1 metre.

**Heath**

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

**DM/21/3225 – 11 Blunts Wood Road**  
T1 Oak and T2 Oak – crown reduce by 1.5 metres.

**Lucastes**

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

**DM/21/3246 – 24 Fairford Close**  
Willow Tree (T1) – pollard to main stem approximately 3m.

**Bentswood**

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



**Week 1**

- DM/21/3157 1-5 Osborne Mews South Road - Ashenground**  
Cap the top surface of the rendered parapets

**Week 2**

- DM/21/1251 47 Lucastes Avenue - Lucastes**  
Demolition of existing garage and new foundation and rebuilding the proposed approved side extension. Amended plans received 23.09.2021 showing increase in eaves height of extension to accord with development as constructed on site. Additional roof lights and first floor window to south eastern wall of extension also proposed.
- DM/21/3023 112 New England Road - Bentswood**  
Single and Double storey rear and side extensions and conversion of garage to office games room
- DM/21/3182 Development Site At 37 To 39 37 - 39 Perrymount Road - Heath**  
Change of use of Unit 1 from A2 to E (a) - (Display or retail sale of goods, other than hot food). The proposed use is the retail sale of alcohol.
- DM/21/3202 Shangri La Queens Road - Heath**  
Demolition of existing property and the construction of two 3 bedroom residential dwellings, access, parking and landscaping.
- DM/21/3236 120 South Road - Heath**  
Change of Use from financial (Class E) to micropub (Sui Generis)
- DM/21/3342 28 Pasture Hill Road - Lucastes**  
Variation of condition 2 of planning permission DM/21/2118 to allow for the conversion of the Garage into a Family room
- DM/21/3349 CAFE ROUGE 33 The Broadway - Heath**  
Replacement of existing neon-style signage with new internally illumination signage and the addition of a new ironwork feature entrance arch and festoon lighting.
- DM/21/3364 29 America Lane - Bentswood**  
Hip to gable enlargement and rear dormer.

**Week 3**

- DM/21/2715 6 Petlands Road - Ashenground**  
Change of use from Highways land to residential garden for the area west of dwelling and removal of a hedge for enlargement of garden.

- DM/21/3035**      **Lime Tree Cottage 11 Western Road - Bentswood**  
Demolition of existing garage and erection of single storey rear/side extension  
And loft conversion with rear dormers and 2no.roof lights to the front elevations.  
(amended plans received 28/09)
- DM/21/3274**      **39 Wickham Close - Heath**  
Demolish existing kitchen and conservatory. Single storey side and rear extension,  
first floor front extension over porch (with roof light window to the west elevation)  
and new window to first floor side and front elevation.
- DM/21/3354**      **22 Summerhill Close - Heath**  
Single storey rear extension to lower ground floor with internal alterations &  
relocation of entrance door on side elevation
- DM/21/3402**      **40 Sunte Close - Heath**  
Demolish existing rear single storey monopitch extents, construction of single  
storey rear extension and re-configuration together with associated internal and  
external alterations.
- DM/21/3417**      **20 Manaton Close - Bentswood**  
T1 Oak - Fell.
- DM/21/3419**      **33 Oathall Road - Heath**  
Cypress (T1) - Remove 6-7 lowest branches to raise canopy and allow more light  
into garden. Cypress (T2) - Reduce height by 2m to allow more light into garden  
and neighbours property.
- DM/21/3434**      **3 The Rushes - Franklands**  
T1 Oak Tree - Reduce the crown 2.5m. T2 Silver Birch - Reduce the crown 2.5m.
- DM/21/3442**      **23 Willow Park - Franklands**  
Oaks (T1 T2 and T3) - Crown Lift to 5 metres and Crown Reduction by 2 meters.
- DM/21/3449**      **Skyfall 6 Oldfield Drive - Franklands**  
Remove Holly to thin hedge. Reduce crowns of 2 Ash trees by 2m all over,
- DM/21/3452**      **The Barn Hanlye Lane - Lucastes**  
Ref: NZV701SD: Installation of 1 x 10m wooden pole at The Barn.