



HAYWARDS HEATH TOWN COUNCIL

Town Hall, 40 Boltro Road, Haywards Heath, West Sussex, RH16 1BA

Tel 01444 455694 Fax 01444 455075

Web www.haywardsheath.gov.uk E-mail town.clerk@haywardsheath.gov.uk

26th 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, 1st November 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, 11th October 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.

Appeal Decided: **Tavistock and Summerhill School, Summerhill Lane, Lindfield (DM/19/0260 refers);**

Licensing Application: **LI/21/1150 – Bolnore Village Community Partnership, The Woodside Pavilion, 120 Middle Village**
Minor variation to Premises Licence.

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, 11 October 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

59. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Personal matter
Cllr Mrs C Cheney	Precautionary measure because of a cough (not thought to be COVID-related)

60. Minutes

The Minutes of the meeting held on Monday, 20 September 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

61. 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.

62. 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."

63. Planning Appeals

There were none.

64. Licensing Applications

There were none.

65. Comments and Observations on Planning Applications

Members made comments and observations on 20 planning applications as per Appendix 1 attached.

66. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:44pm.

APPENDIX 1

Week 1

DM/21/3157 – 1–5 Osborne Mews, South Road

Ashenground

Cap the top surface of the rendered parapets.

No comment.

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.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 23/09/2021) and has no comment to make.

DM/21/3023 – 112 New England Road

Bentswood

Single and double storey rear and side extensions and conversion of garage to office games room.

No comment.

DM/21/3182 – Development site at 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.

No comment.

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.

Whilst the Town Council makes no comment, it *does* ask that Mid Sussex District Council's Case Officer note and consider the representation submitted by Mr and Mrs Blore of 74 Queens Road.

DM/21/3236 – 120 South Road

Heath

Change of use from financial (Class E) to micropub (Sui Generis).

The Town Council notes the representations in support of this application which, if approved, could make a positive addition to the amenity of the town in this mixed-use area, thus underlining 'Destination Haywards Heath', the Town Council's policy to:

- 'offer our residents a safe, sustainable, healthy and sociable place to live, work and play';
- and, under 'Business/commercial strategy' (point 4.) – 'encourage and support pop-up enterprise and boutique/independent shops into South Road and leisure/retail areas, such as The Broadway.'

Providing and supporting local businesses will help residents reduce their own carbon footprints by spending more of their leisure time and money locally.

cont.

DM/21/3236 – 120 South Road (cont.)

Heath

The Town Council welcomes and **supports** this application but asks that Mid Sussex District Council's Environmental Protection Team requirement for conditions numbered 1. to 5. be applied in order to make this application acceptable in planning terms (see consultation response dated 24/09/2021).

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.

No comment.

DM/21/3349 – Café 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.

The Town Council notes that the quality of the proposed changes meets the requirements of the Mid Sussex (District Council) Design Guide Supplementary Planning Document and sympathetically enhances the visual amenity of the premises. The Town Council welcomes the positive steps this establishment has taken to improve the attractiveness of The Broadway location through the planning process and strongly **supports** this application.

DM/21/3364 – 29 America Lane

Bentswood

Hip to gable enlargement and rear dormer.

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.

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.

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. roof lights to the front elevations. (Amended plans received 28/09.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 28/09/2021) and has no comment to make.

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.

No comment.

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.

No comment.

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.

No comment.

DM/21/3417 – 20 Manaton Close

Bentswood

T1 Oak – fell.

Prior to determination of this application, the Town Council asks that Mid Sussex District Council's Tree Officer carry out a site visit in order to verify the condition of the tree.

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.

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

DM/21/3434 – 3 The Rushes

Franklands

T1 Oak Tree – reduce the crown 2.5m. T2 Silver Birch – reduce the crown 2.5m.

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

DM/21/3442 – 23 Willow Park

Franklands

Oaks (T1 T2 and T3) – crown lift to 5 metres and crown reduction by 2 metres.

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

DM/21/3449 – Skyfall, 6 Oldfield Drive

Franklands

Remove Holly to thin hedge. Reduce crowns of 2 Ash trees by 2m all over, to allow light and due to the proximity of the property.

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

DM/21/3452 – The Barn, Hanlye Lane

Lucastes

Ref: NZV701SD: Installation of 1 x 10m wooden pole at The Barn.

No comment.

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 4 OCTOBER 2021**

Should you require further details on any application please contact us

Licensing@midsussex.gov.uk

NEW/VARIATIONS

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 Licences) Starting day after application received

MINOR VARIATIONS

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 Licences) Starting day after application received
LI/21/1150	07.10.2021	Premises	Michael Bramble – Bolnore Village Community Partnership	The Woodside Pavilion 120 Middle Village HAYWARDS HEATH RH16 4GJ	To remove the sale of alcohol and licence conditions relating to the sale of alcohol from the licence.	21.10.2021

ITEM 5**NOTIFICATION OF APPEAL DECIDED WITH THE PLANNING INSPECTORATE**

Date Decided	References	Site	Description	Committee/ Delegated Decision	Appeal Decision	Procedure
04.10.2021	AP/21/0012 APP/D3830/W/20/3263492 (DM/19/0260 refers)	Tavistock and Summerhill School Summerhill Lane Lindfield HAYWARDS HEATH RH16 1RP	Proposed erection of 38 residential dwellings comprising 4 houses and 34 flats with associated internal access, surface-level car parking, landscaping with other infrastructure. Corrected application form, site layout plan, Design and Access Statement and landscaping plans received 21/03/2019. Proposed car parking spaces revised to 77. Amended plans received 30 October showing revisions to Block A and B and additional supporting information.	Committee	Dismissed	Informal Hearing

ITEM 6

Week 1

- DM/21/2129 Garage Block Rear Of 34 To 56 America Lane - Bentswood**
Demolition of existing garages and erection of 8 new dwellings (6 x one bedroom flats and 2 x two bedroom flats). Amended plans and additional information received 04.10.2021)
- DM/21/3406 29 America Lane - Bentswood**
Drop kerb, replacement garage, front porch and bay alteration.
- DM/21/3415 May Cottage 5 Scrase Hill Terrace Fox Hill - Franklands**
Single storey rear extension together with associated internal and external alterations.
- DM/21/3464 45 Western Road - Bentswood**
Demolition of garage and erection of first floor rear extension, single storey rear/side extension, loft conversion with rear dormer and two roof lights to front elevation.
- DM/21/3497 30 Sydney Road - Heath**
T1 - reduce prunus by 1m all over and shape. T2 - reduce prunus in hedge line back to hedge height by 4-5m. T3 - reduce smaller prunus by 0.5m all over and shape. T4 - relocate black cherry 5m to south.
- DM/21/3516 Former Sunte Farmyard Birchen Lane - Heath**
Modify and repair existing Byre Building, Excavate and extend Cow Shed towards courtyard, modify roof pitch to allow space for garaging 3 cars, block up 2 existing doors and 2 large window openings, overboard with new timber cladding to west elevation, New walls with timber cladding and timber boarded sliding garage doors to courtyard (east) elevation and level and resurface the courtyard with porous surfacing material
- DM/21/3518 Former Sunte Farmyard Birchen Lane - Heath**
Modify and repair existing Byre Building, Excavate and extend Cow Shed towards courtyard, modify roof pitch to allow space for garaging 3 cars, block up 2 existing doors and 2 large window openings, overboard with new timber cladding to west elevation, New walls with timber cladding and timber boarded sliding garage doors to courtyard (east) elevation and level and resurface the courtyard with porous surfacing material
- DM/21/3535 17 Greenhill Way - Franklands**
Erection of two-storey side/front extension.
- DM/21/3550 South Of 1 Franklynn Court Franklynn Road - Bentswood**
T1 Yew - Crown lift to 4 meters over car park area, remove broken and dead branches

Week 2

- DM/21/2766 Flat 22 Anscome House Great Heathmead - Lucastes**
Replacement of original lounge wooden framed windows and aluminium balcony sliding doors. With like for like design but modern energy saving materials.

- DM/21/3128 Pennington House Franklands Village - Franklands**
Replacement of pitched and flat roof coverings, fascia/soffit boards and rain water goods
- DM/21/3424 7 Oldfield Drive - Franklands**
Single storey rear extension and internal alterations on the ground floor
- DM/21/3459 Cranley Rocky Lane - Ashenground**
Single storey 2-bed loft conversion with shower room
- DM/21/3489 Rosebank 11 Gander Hill - Heath**
Single storey rear extension with internal alterations and landscaping
- DM/21/3523 Trees South Of Centenary Hall St Wilfrids Way - Heath**
2 x Sycamore Trees - Lift crowns by up to 6m from ground level and remove leaning limb from Tree T1.
- DM/21/3532 Birchen Barn 20 Birchen Lane - Heath**
T1 Oak - cut back lower-hanging encroaching branches by approximately 2 metres.
- DM/21/3533 High Trees 54A Lewes Road - Franklands**
Single storey side and rear extension for a gym and swimming pool.
- DM/21/3578 91 Harlands Road - Lucastes**
Single storey side extension and a single storey rear extension.
- DM/21/3591 Land Adjoining 31 And 32 Cedar Way – Franklands**
Erection of 1no 1 bedroom detached dwelling

Week 3

- DM/21/3347 CAFE ROUGE 33 The Broadway - Heath**
Re-siting the DDA access ramp to the side, bringing forward the seating area on the left hand side, to match that of the right; a new timber pergola on right hand side area with heating and lighting.
- DM/21/3597 Muster House 12 Muster Green North - Heath**
1 X Ash removal. 3 x Maple reduce height by 3 meters.
- DM/21/3630 Witts End Franklands Village - Franklands**
Addition of photovoltaic solar panels to front and flank elevations
- DM/21/3641 24 Fox Hill Village - Franklands**
Proposed single storey rear extension
- DM/21/3647 Maytrees Cottage Fox Hill - Franklands**
Extend and convert existing garage and conservatory to form annexe.
- DM/21/3657 74 Sheppeys - Ashenground**
Ground floor 4m rear extension and front porch extension.

- DM/21/3659** **12 Gander Hill - Heath**
Demolish existing conservatory and erect a single storey side extension
- DM/21/3670** **Ash Tree Cottage 19 Farlington Close - Bentswood**
Ash Tree - Fell due to Ash Die Back and replace with Silver Birch in front garden.
- DM/21/3680** **20 Balcombe Road - Heath**
Demolish existing outbuilding and rebuild to match existing.