



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

15th November, 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, 22nd 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, 1st November 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 Decided: **45B Wood Ride (DM/20/3539 refers);**
47 Wivelsfield Road (DM/20/1924 refers);

Licensing Applications: **LI/21/1322 – Café Rouge, 33 The Broadway**
Minor variation to Premises Licence;
LI/21/1353 – Haywards Heath Town FC, Hanbury Park Stadium
New 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, 1 November 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/21/3464 – 45 Western Road:
Mr Nigel Chard, who had registered to speak *against* the application;
Councillor Richard Bates, who had registered to speak *against* the application on behalf of relatives living at the adjoining property, no. 43 Western Road. (*Because Councillor Bates' interest in the application was deemed personal and prejudicial, he played no part in the Committee's consideration or determination of it.*);

Regarding application number DM/21/3591 – land adjoining 31 and 32 Cedar Way:

Mr Adrian Panico;

Mr Simon Stokes, who had registered to speak on behalf of Mr Panico *against* the application.

67. Apologies

There were none.

68. Minutes

The Minutes of the meeting held on Monday, 11 October 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

69. Substitutes

There were none.

70. Members' Declarations of Interest

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all licensing applications under agenda item 5 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee. I declare a personal interest in all planning

cont.

70. Members' Declarations of Interest (cont.)

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 Licensing Committee or 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."

71. 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
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.	Dismissed

72. Licensing Applications

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

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/21/1150 Michael Bramble – Bolnore Village Community Partnership	Premises	The Woodside Pavilion 120 Middle Village HAYWARDS HEATH RH16 4GJ	Minor variation – to remove the sale of alcohol and licence conditions relating to the sale of alcohol from the licence.

73. Comments and Observations on Planning Applications

Members made comments and observations on 28 planning applications as per Appendix 1 attached.

74. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:17pm.

APPENDIX 1

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)

The Town Council notes the submission of amended plans and additional information (received by Mid Sussex District Council on 04/10/2021). Whilst the Town Council also notes the representations from local residents, particularly regarding the lack of on-site parking provision, it repeats its support for the application and reiterates the response that was previously submitted on 02/07/2021. For the avoidance of doubt, this is as follows:

'The Town Council welcomes and supports this brownfield site application. However, in order to aid refuse collection, it is requested that discreet communal bin storage points are added at each end of the proposed development. To protect resident amenity, collection of refuse must take place after 7:00am.'

In revisiting the application, two further points have come to light which are as follows:

1. in order to future-proof the development, provision must be made for the inclusion of electric vehicle charging points and associated infrastructure;
2. since the development would attract developer Section 106 contributions for local community infrastructure, the Town Council asks that they be allocated towards infrastructure improvements at the America Lane allotment site.

DM/21/3406

29 America Lane - Bentswood

Drop kerb, replacement garage, front porch and bay alteration.

No comment.

DM/21/3415

May Cottage 5 Scrase Hill Terrace Fox Hill - Franklands

Single storey rear extension together with associated internal and external alterations.

No comment.

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.

The Town Council **OBJECTS** to this application on the basis that the size and scale of the proposed extension to the rear would give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities of neighbouring residents. Furthermore, it conflicts with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031. The Town Council accepts, to some extent, the principle of development for the roof space.

If consideration is given by the Mid Sussex District Council Case Officer to approve the application, the Town Council asks that a light survey be delivered – to protect resident amenity – and that 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.

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.

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

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.

No comment.

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

No comment.

DM/21/3535

17 Greenhill Way - Franklands

Erection of two-storey side/front extension.

No comment.

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.

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

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.

No comment.

DM/21/3128 **Pennington House Franklands Village - Franklands**
Replacement of pitched and flat roof coverings, fascia/soffit boards and rain water goods.

No comment.

DM/21/3424 **7 Oldfield Drive - Franklands**
Single storey rear extension and internal alterations on the ground floor.

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/21/3459 **Cranley Rocky Lane - Ashenground**
Single storey 2-bed loft conversion with shower room.

No comment.

DM/21/3489 **Rosebank 11 Gander Hill - Heath**
Single storey rear extension with internal alterations and landscaping.

No comment.

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.

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

DM/21/3532 Birchen Barn 20 Birchen Lane - Heath
T1 Oak - cut back lower-hanging encroaching branches by approximately 2 metres.
The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

DM/21/3533 High Trees 54A Lewes Road - Franklands
Single storey side and rear extension for a gym and swimming pool.
No comment.

DM/21/3578 91 Harlands Road - Lucastes
Single storey side extension and a single storey rear extension.
No comment.

DM/21/3591 Land Adjoining 31 And 32 Cedar Way – Franklands
Erection of 1no 1 bedroom detached dwelling.
The Town Council **OBJECTS** to this application in the strongest terms possible and the reasons for this are as follows:

- it represents a speculative and opportunistic attempt at 'back' garden development;
- the proposal is unneighbourly and would give rise to an overdevelopment of the site;
- the design, form and scale of the proposed development would cause significant harm to the area, which would be detrimental to the amenities of existing residents and of future occupants of the dwelling;
- it conflicts with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

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.

The Town Council considers this application as complementary to DM/21/3349 and therefore maintains its **support** for the proposed works to the premises by reiterating the response that was submitted for DM/21/3349, i.e.

'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.'

Furthermore, from the exterior lighting impact report that has been submitted with this latest application, the Town Council is pleased to see that LED lamps with a colour temperature of 2700K ('warm white') have been suggested.

DM/21/3597

Muster House 12 Muster Green North - Heath

1 X Ash removal. 3 x Maple reduce height by 3 meters.

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

DM/21/3630

Witts End Franklands Village - Franklands

Addition of photovoltaic solar panels to front and flank elevations.

No comment.

DM/21/3641

24 Fox Hill Village - Franklands

Proposed single storey rear extension.

No comment.

DM/21/3647

Maytrees Cottage Fox Hill - Franklands

Extend and convert existing garage and conservatory to form annexe.

No comment.

DM/21/3657

74 Sheppeys - Ashenground

Ground floor 4m rear extension and front porch extension.

No comment.

DM/21/3659 **12 Gander Hill - Heath**
Demolish existing conservatory and erect a single storey side extension

No comment.

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.

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

DM/21/3680 **20 Balcombe Road - Heath**
Demolish existing outbuilding and rebuild to match existing.

No comment.

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

Date Decided	References	Site	Description	Committee/ Delegated Decision	Appeal Decision	Procedure
28.10.2021	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.)	Delegated	Dismissed	Written Representation
08.11.2021	AP/20/0041 APP/D3830/W/20/3271531 (DM/20/1924 refers)	47 Wivelsfield Road HAYWARDS HEATH RH16 4EN	Construction of a three bedroom dwelling with associated landscaping	Delegated	Dismissed	Written Representation

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 1 NOVEMBER 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
LI/21/1353	03.11.2021	Premises	Haywards Heath Town Football Club	Hanbury Park Stadium Allen Road HAYWARDS HEATH RH16 3PT	No	New Premises Licence	01.12.2021

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/21/1322	01.11.2021	Premises	BTG Licenceco Ltd	Café Rouge 33 The Broadway HAYWARDS HEATH RH16 3AS	Changes to the layout of the premises	15.11.2021

PUBLIC NOTICE

ITEM 5

Licensing Application Licensing Act 2003

An application has been made by **Haywards Heath Town Football Club** to the Licensing Authority for Mid Sussex District Council for the grant of a New Premises Licence at **Hanbury Park Stadium, Allen Road, Haywards Heath, West Sussex, RH16 3PT.**

The application includes proposals for the following licensable activities:

- i) **Sale by retail of alcohol for consumption on & off the premises –
Everyday 12:00hrs to 23:00hrs**
- ii) **A performance of live music –
Everyday 08:00hrs to 23:00hrs**
- iii) **Any playing of recorded music –
Everyday 08:00hrs to 23:00hrs**
- iv) **A performance of dance –
Everyday 08:00hrs to 23:00hrs**
- v) **Entertainment similar to dancing/making music -
Everyday 08:00hrs to 23:00hrs**

The register for the Licensing Authority for Mid Sussex District Council is kept at Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS. The application may be viewed at the Main Reception during normal office hours and at www.midsussex.gov.uk – search for Licensing Applications Received.

Responsible Authorities or other persons may make representation on or before **1 December 2021.**

All representations shall be made in writing to The Licensing Officer at Mid Sussex District Council.

It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine for which a person is liable is £5,000, on summary conviction for the offence.

Week 1

- DM/21/3193 2 Bramber Close - Lucastes**
Proposed rear two storey extension. (Revised plans showing corrected red line boundary received 26.10.2021)
- DM/21/3334 39 Balcombe Road - Heath**
Reduce 2x Sycamores back to old points, approximately 4m
- DM/21/3623 Hurstwood Place Hurstwood Lane - Franklands**
Two storey North extension for wheelchair accessible annexe on ground floor and home office on first floor, detached single storey hydrotherapy poolhouse, detached shed, 2No. detached greenhouses, and associated hard and soft landscaping for accessibility.
- DM/21/3676 1 And 2 Heath Square Boltro Road - Heath**
Class MA. Change of use of two office block to provide 15 Residential units (use class C3).
- DM/21/3704 35 Quarry Hill - Lucastes**
Single storey front extension, entrance stair and 1st floor dormer.
- DM/21/3742 8 Farm Cottages Parkfield Way - Lucastes**
Replacement of existing conservatory with single storey rear extension and sky lights
- DM/21/3743 3 Lucastes Avenue - Lucastes**
Cupressus Tree – Fell
- DM/21/3754 Cleavewater Fox Hill - Franklands**
Amendment to previous approval DM/20/4148 (Conversion of outbuilding with alterations to roof, windows and doors) to allow part reconstruction of structures.
- DM/21/3760 49 Oathall Road - Heath**
Hazel (G1) - coppice, goat willow (T2) - fell, purple plum (T3) -fell, 2 x holly, (T3 & 4) - fell
- DM/21/3763 Cross Construction Development Site Rocky Lane - Ashenground**
The proposal is to erect 9 apartments within a single three storey building, along with access, parking and landscaping.

Week 2

- DM/21/3146 2 Triangle Road - Ashenground**
Proposed two storey side extension. (Amended plans received 05/11/2021)
- DM/21/3347 CAFE ROUGE 33 The Broadway - Heath**
(Amended description 02.11.2021) 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. Increase in the height of the existing front boundary wall with new ironwork entrance arch.

- DM/21/3448** **26 Edward Road - Ashenground**
Front porch and first floor bathroom extension
- DM/21/3613** **31 Wealden Way - Lucastes**
Beech Tree - thin by 20%.
- DM/21/3647** **Maytrees Fox Hill - Franklands**
Extend and convert existing garage and conservatory to form annexe.
Please note amended address.
- DM/21/3654** **The Heights 1-18 Church Road - Heath**
Replacement of 82 windows and two corner windows consisting of 6 panels each (all windows and balcony doors in the building). The existing aluminium windows with white frames are to be replaced with UPVC white chamfered sash frames with white chamfered beads.
- DM/21/3730** **20 Southdown Close - Ashenground**
Side and rear single storey extensions with rear roof lights
- DM/21/3775** **41 Perrymount Road - Heath**
Installation of kitchen extraction unit, including odour control, silencer and ducting.
- DM/21/3785** **6 Burma Close - Franklands**
Mature Oak Tree, Yew Tree, and Hazel to reduce by approximately 6 meters
- DM/21/3806** **13 America Lane - Bentswood**
Hip-to-gable loft extension with rear dormer.
- DM/21/3813** **1 Rushwood Close - Franklands**
Proposed single storey extension to front elevation to enlarge existing cloakroom into an accessible shower room.
- DM/21/3822** **40 And 42 Lucastes Avenue - Lucastes**
x1 Ash tree - Fell. x1 Sycamore Tree - Fell. x1- Hazel Tree - Fell.
- DM/21/3830** **49 Turners Mill Road - Heath**
Proposed two storey rear and side extension over existing garage.
- DM/21/3848** **Birch End Franklands Village - Franklands**
T1- Silver Birch (dead/dying), fell to ground level
- Week 3**
- DM/21/3786** **9 Kendall Court Southdowns Park - Franklands**
Installation of two rooflights in existing roof
- DM/21/3791** **9 Kendall Court Southdowns Park - Franklands**
Installation of two rooflights in existing roof
- DM/21/3824** **2 Greenhill Way - Franklands**
Demolition of 2 outbuildings and erection of a detached double garage.

- DM/21/3850** **North View - Ashenground**
Proposed 2no. front dormers.
- DM/21/3852** **1 Calbourne - Heath**
x 2 Beech Trees (T1 and T2) reduce by 3 metres and Yew Tree
reduce canopy by 2 metres.
- DM/21/3861** **34 Sergison Road - Lucastes**
New single storey porch extension & garage conversion
- DM/21/3871** **Cleavewater Fox Hill – Franklands**
Part conversion part rebuilding of outbuildings.
- DM/21/3894** **2 The Spinney Eastern Road - Bentswood**
Removal of a window. Infilled with brick to match the existing elevation.
Installation of one Velux window to the roof.
- DM/21/3923** **24 Wealden Way - Lucastes**
1 x Maple tree (T1) to front of house, reduce crown by 2m, as grown
very large and blocking light to property.