



HAYWARDS HEATH TOWN COUNCIL

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7th February, 2022

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, 14th February 2022 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, 24th January 2022.
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 Lodged: **7 Oldfield Drive** (DM/21/2223 refers);

Licensing Application: **LI/22/0112 – Harvester Restaurant, Beech Hurst Gardens**
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, 24 January 2022

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

100. Apologies

The following apology was received:

Member	Reason for Absence
Cllr R A Nicholson	Work commitment

101. Minutes

The Minutes of the meeting held on Tuesday, 4 January 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

102. Substitutes

There were none.

103. 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 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
cont.

103. Members' Declarations of Interest (cont.)

the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

104. Planning Appeals

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

Date Lodged & References	Site	Description
04/01/2022 AP/22/0001 APP/D3830/D/21/3288956 (DM/21/1775 refers)	5 Frankton Avenue HAYWARDS HEATH RH16 3QX	Retrospective permission for an approx. 2 metre fence along the perimeter of the property.

They also 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
13/01/2022 AP/21/0034 APP/D3830/W/21/3269094 (DM/20/1470 refers)	Workshop & Garages North Road HAYWARDS HEATH RH16 3NJ	Demolition of existing buildings and cessation of existing commercial uses (B1/B8 use) and redevelopment of site to provide 6 new dwellings (C3 use), comprising 5 x terraced units and 1 x detached unit, together with associated car parking and landscaping. Existing accesses from Eastern Road and North Road to be retained. (Amended drawings received on 13.08.2020 to include angled window to bed 1 of plot 6, full hipped roofs to plots A and E and section to show the south-west elevation of plot 6.) Additional information received on 29.09.2020.	Allowed

cont.

104. Planning Appeals (cont.)

Regarding the Appeal Decision Notice, Councillor Laband informed the Committee that it was ambiguous as to whether or not the Inspector intended the appellant to make a contribution of £5,310 towards the proposed country park, allotments and cemetery on land off Hurstwood Lane (*paragraphs 34. and 35. of the Appeal Decision Notice refer – see below*). He had asked the Town Clerk to challenge this and to report back to Members on the outcome.

Extract from Inspector's Appeal Decision dated 13 January 2022:

'34. The UU (Unilateral Undertaking) requires the payment of £5,310 towards a proposed country park and/or proposed allotments and cemetery at Hurstwood Lane. Clarification has been provided to explain there is a shortfall in allotments and the cemetery in Western Road is almost full. There is an aging population and the increase in population resulting from the proposal would increase demands for both facilities. I have been referred to parts of the HHNP (Haywards Heath Neighbourhood Plan) and the Council's Development Infrastructure and Contributions Supplementary Planning Document (2018) which states the need for these facilities, refers to allocated land off Hurstwood Lane for those facilities, and explain how this financial contribution was calculated based on the expected occupancy of the proposal. However, no information has been provided in respect of a proposed country park. Based on the information provided, I cannot confirm the contribution in respect of a proposed country park meets the statutory tests.

35. With the exception of the financial contributions towards a proposed country park at Hurstwood Lane, I am satisfied that the financial contributions set out in the UU would be essential to make the proposal acceptable in planning terms, are directly relevant to the proposal, and are fairly and reasonably related in scale and kind to the proposal. The proposal would therefore accord with Policy DP20 of the MSDP (Mid Sussex District Plan), which requires developers to contribute towards the infrastructure and mitigation measures made necessary by their development proposals through the use of planning obligations, amongst other things.'

105. 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/21/1611 Barber & Barber Ltd	Premises	Not Another Barber Shop 63 Perrymount Road HAYWARDS HEATH RH16 3BN	New Premises Licence

106. Comments and Observations on Planning Applications

Members made comments and observations on 19 planning applications as per Appendix 1 attached.

107. Items Agreed as Urgent by the Chairman
There were none.

The meeting closed at 7:53pm.

APPENDIX 1

Week 1

DM/21/3489 – Rosebank, 11 Gander Hill

Heath

Single storey rear extension with internal alterations and landscaping. (Revised existing elevations received 14.12.2021.) (Revised proposed elevations received 17.12.2021.)

The Town Council notes the submission of revised plans regarding the existing and proposed elevations (received by Mid Sussex District Council on 14/12/2021 and 17/12/2021 respectively) and has no comment to make.

DM/21/4312 – 65 Penland Road

Heath

Two-storey front extension, single storey rear extension and part garage conversion together with associated internal and external alterations.

No comment.

DM/21/4331 – 138 Barnmead

Heath

Ground floor and first floor extensions. Internal alterations to include conversion of existing integrated garage. Demolish existing lean-to.

No comment.

DM/21/4342 – 31 Sheppeys

Ashenground

Single storey side and front extension with pitched roof, including a new window, glazed doors and rooflights to the rear ground floor walls.

No comment.

DM/21/4374 – The Vicarage, Franklands Village

Franklands

T1 – Apple – fell.

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

Week 2

DM/21/4034 – 46 Lucastes Avenue

Lucastes

Two-storey rear extension and alterations to single storey extension roof (resubmission of DM/21/2352).

No comment.

DM/21/4295 – 2 Lucastes Lane

Lucastes

Demolition of the existing dwelling and outbuilding, and erection of new dwelling and annexe in its place.

No comment.

DM/21/4366 – 38 Western Road

Bentswood

Single storey extension to the rear and first floor extension to the side of the property and extension to drop kerb from road.

No comment.

DM/21/4369 – Mulberry Cottage, Colwell Road
Single storey rear extension.

Franklands

No comment.

DM/22/0007 – Land at Oakwood Court, Amberley Close

Lucastes

Full planning permission for 6 new parking spaces at Oakwood Flats, Amberley Close, Haywards Heath, RH16 4BG.

The Town Council is disappointed to see this application come through because the applicant had ample opportunity to submit this proposal in the original application for the site – DM/20/1503 – which was approved despite the Town Council's objections.

The Town Council is concerned that the proposal constitutes overdevelopment of the site and would potentially reduce biodiversity on the site. However, if approved, it is requested that a permeable Grasscrete-type surface be laid in order to maintain natural drainage.

DM/22/0014 – 88 Sandy Vale

Ashenground

Removal of existing attached garage and single storey side extension, proposed 2 storey side extension with attached front porch and full width single storey rear extension and associated interior alterations.

No comment.

DM/22/0040 – Southside, 16 Paddockhall Road

Lucastes

Norway Maple (T1, T2, T3 and T4) – reduce by 2.0m to previous pruning points. Cherry Tree (T5) – reduce by 2.0m.

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

DM/22/0043 – 12 Church Avenue

Heath

Demolition of existing side and rear single storey extension. Construction of rear two-storey extensions, as well as rear/side single storey extension and internal alterations.

No comment.

DM/22/0049 – 45 Cattswood Lane

Lucastes

Side extension, floor plan redesign and associated works.

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/21/4148 – 47 Lucastes Avenue

Lucastes

Demolition of existing garage, new two-storey side extension in line with application previously granted DM/20/0781.

No comment.

DM/22/0066 – 21 Wickham Way

Heath

Single storey rear extension.

No comment.

DM/22/0087 – 38 Summerhill Close

Heath

Demolition of existing conservatory. Construction of single storey rear and side extension.

No comment.

DM/22/0108 – Former site of 2–6 The Broadway

Heath

Variation of condition 2 relating to DM/20/1388 to allow for minor material amendments.

The Town Council is happy to **support** the variation. However, for the absence of doubt, the movement of the bins to the external area means they should not be visible from the public realm and should conform with the amended plans as submitted.

DM/22/0149 – 4 Grosvenor Hall, Bolnore Road

Lucastes

Beeches (T17, T19, T20) – reduce lower limbs where excessively long by a maximum of 2m. Oak (T18) – reduce lower couple of limbs where excessively long by a maximum of 2m. Oaks (T58, T59, T63, T64, T77) – remove deadwood and some outlying living branches to be pruned back to the rest of canopy, to natural target growth points.

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

ITEM 5

NOTIFICATION OF APPEAL LODGED WITH THE PLANNING INSPECTORATE

Date Lodged	References	Site	Description	Appellant	Committee/ Delegated Decision	Procedure
26/01/2022	AP/22/0006 APP/D3830/W/21/3283193 (DM/21/2223 refers)	7 Oldfield Drive HAYWARDS HEATH RH17 7TF	Single storey extension to east side of property at 7 Oldfield Drive. (Tree report received 31/07.)	Mr James Kennedy	Delegated	Written Representation

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 24 JANUARY 2022**

Should you require further details on any application please contact us

Licensing@midssussex.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/22/0112	24.01.2022	Premises	Mitchells & Butlers Leisure Retail Ltd	Harvester Beech Hurst Gardens Butlers Green Road HAYWARDS HEATH RH16 4BB	Yes	To vary the layout of the premises; to vary the hours for the sale of alcohol on Sundays; to remove and amend out of date conditions.	21.02.2022

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

Week 1

- DM/22/0108 Former Site Of 2 - 6 The Broadway - Heath**
Variation of condition 2 relating to DM/20/1388 to allow for minor material amendments
- DM/22/0156 94 Barnmead - Heath**
Proposed single storey rear and front extension and a garage conversion.
- DM/22/0161 75 Edward Road - Ashenground**
Proposed single storey front extension.
- DM/22/0162 49 Turners Mill Road - Heath**
Proposed two storey rear and side extension over existing garage.
- DM/22/0170 15 College Road - Heath**
Single storey rear extension with new velux.
- DM/22/0182 Penland Farmhouse Hanlye Lane Cuckfield - Lucastes**
To provide a new dividing wall - part retaining - to divide the Property known as Penland Farmhouse and the property known as Penland Cottage. The proposal includes minor alteration to the hard landscaping and the inclusion of several trees to the cottage side of the new wall. A second retaining wall is proposed to the Farmhouse side to the previously approved driveway to maintain the provision of the existing garden.

Week 2

- DM/22/0208 48 Wickham Way - Heath**
Proposed two storey rear extension to replace existing single storey extension (Resubmission of DM/21/1830)
- DM/22/0210 86 Renfields - Lucastes**
Loft Conversion with Velux and 3 dormers.
- DM/22/0216 46 Edward Road - Ashenground**
Proposed single storey rear extension with raised patio area.
- DM/22/0234 55 And 57 Lucastes Avenue - Lucastes**
T1 and T2 Oaks - reduce back to old points, 1-2 m all over. T3 Hornbeam remove single stem from rotting stand. T4 - Remove Hornbeam from corner of steps. T5 Remove Hornbeam adjacent to neighbours fence. T6 Remove Hornbeam with rot in the stem and upper crown. T7 remove leaning Silver Birch over the pond. T8 Remove deadwood in Beech by front drive.
- DM/22/0247 32 Woodlands Road - Bentswood**
English Oak (Quercus Robur) - (T1) Crown Reduce and balance by 1.5 meters

DM/22/0283 Dolphin Surgery Nightingale Primary Care Centre Butlers Green Rd - Lucastes
T0771 Common Oak - Reduce lateral limbs by 3 metres. T0773 Common Ash - Reduce lateral limbs by 4 metres. T0776 Common Oak – Reduce lateral limbs by 2 metres. T0777 Common Holly (Dead) - Fell to safe height. T0786 Common Ash - Reduce faulted limbs/stems by 3 metres. T0789 Common Ash - Remove faulted branch/limbs. T0794 Ash (Group) - Group of approx 9 young ash trees. Fell 4 x dead trees. T0772 Common Ash - Pollard to 8 metres. T0770 Common Oak - Reduce lateral limbs by 5 metres. T0774 Sycamore - Fell to ground level. T0775 Ash - Reduce lateral limbs by 4 metres.

Week 3

- DM/21/3875 Land At Anscombe Woods Crescent - Franklands**
The erection of two buildings to provide 2 no. 1 bed apartment, 6 no. 2 bed apartments and 2 no. 3 bed apartments (total 10 units), with associated access, car parking, covered cycle parking, refuse store, SUDS pond and woodland management plan.
- DM/21/4130 Cotswold Fox Hill Close - Franklands**
Retrospective Permission for external changes to windows and doors. New balcony with railings over existing single storey rear extension and external spiral staircase for access.
- DM/21/4259 Chestnut Corner Snowdrop Lane - Franklands**
Two storey extension including garage conversion. Relocated front entrance door. Rear infill. New entrance gates and piers
- DM/22/0245 31 - 33 Perrymount Road - Heath**
Erection of 2 storey roof extension to provide 30 flats under Class AA New Dwellinghouses on detached buildings in commercial or mixed use, Part 20, of Schedule 2, of the GPDO.
- DM/22/0254 Land Rear Of 6 - 7 Ash Grove – Ashenground**
5x Sweet Chestnuts to reduce by approximately 5m to previous points.
- DM/22/0284 53 Lucastes Avenue - Lucastes**
Ground floor extension at front and rear, relocation of windows and chimney breast.
- DM/22/0286 79 Highbank - Lucastes**
Convert the garage into a Children's Play Room. Two existing parking spaces to be kept to the front of the property.
- DM/22/0307 19 Lucastes Avenue - Lucastes**
T1 x Purple Prunus - removal of errant stems over fence, encroaching on neighbours. T2 x small dead tree (species unknown) - removal.
- DM/22/0308 30 Wivelsfield Road - Ashenground**
Proposed single storey rear and side extension

- DM/22/0309** **30 Wivelsfield Road - Ashenground**
Proposed hip-to-gable and flat roof rear dormer extension, and new roof windows to front roof slope.
- DM/22/0312** **Maple View 9 Hurstwood Lane - Franklands**
Proposed single storey rear extension.
- DM/22/0317** **Ashton House Residential And Nursing Home Bolnore Road - Lucastes**
Erection of a detached wooden shed for the storage of PPE.
- DM/22/0347** **61 Haywards Road - Ashenground**
T1 Oak - Crown reduce by 3-4 metres.
- DM/22/0359** **72 Bentswood Crescent - Bentswood**
Two outbuildings at the bottom of the garden for use as an occasional home office and shed/workshop
- DM/22/0365** **North View - Ashenground**
Proposed dormer and roof light to front facing slope