



## HAYWARDS HEATH TOWN COUNCIL

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1<sup>st</sup> March, 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, 7<sup>th</sup> March 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, 14<sup>th</sup> February 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 Decided: **5 Frankton Avenue** (DM/21/1775 refers);

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, 14 February 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

#### 108. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Family commitments
Cllr Mrs S J Inglesfield	Holiday

#### 109. Minutes

The Minutes of the meeting held on Monday, 24 January 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 110. Substitutes

There were none. However, 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 seconded by Councillor Wickremaratchi and **AGREED** unanimously by Members.

#### 111. 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."

**112. Planning Appeals**

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

<b>Date Lodged &amp; References</b>	<b>Site</b>	<b>Description</b>
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.)

**113. 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/22/0112  Mitchells & Butlers Leisure Retail Ltd	Premises	Harvester Beech Hurst Gardens Butlers Green Road HAYWARDS HEATH RH16 4BB	Variation: ① to vary the layout of the premises; ② to vary the hours for the sale of alcohol on Sundays; ③ to remove and amend out of date conditions.

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

Members made comments and observations on 25 planning applications as per Appendix 1 attached.

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

There were none.

The meeting closed at 8:01pm.

## APPENDIX 1

### Week 1

#### **DM/22/0156 – 94 Barnmead**

**Heath**

Proposed single storey rear and front extension and a garage conversion.

No comment.

#### **DM/22/0161 – 75 Edward Road**

**Ashenground**

Proposed single storey front extension.

No comment.

#### **DM/22/0162 – 49 Turners Mill Road**

**Heath**

Proposed two storey rear and side extension over existing garage.

No comment.

#### **DM/22/0170 – 15 College Road**

**Heath**

Single storey rear extension with new VELUX.

No comment.

#### **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.

No comment.

### 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).

No comment.

#### **DM/22/0210 – 86 Renfields**

**Lucastes**

Loft conversion with VELUX and 3 dormers.

No comment.

#### **DM/22/0216 – 46 Edward Road**

**Ashenground**

Proposed single storey rear extension with raised patio area.

No comment.

**DM/22/0234 – 55 and 57 Lucastes Avenue**

**Lucastes**

T1 and T2 Oaks – reduce back to old points, 1–2m 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.

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

**DM/22/0247 – 32 Woodlands Road**

**Bentswood**

English Oak (*Quercus Robur*) – (T1) crown reduce and balance by 1.5 metres.

*Not a Haywards Heath application – relates to property known as Montrose, 32 Woodland Road, HASSOCKS.*

**DM/22/0283 – Dolphins Surgery, Nightingale Primary Care Centre, Butlers Green Road**

**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.

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

**Week 3**

**DM/21/3875 – Land at Anscombe Woods Crescent**

**Franklands**

The erection of two buildings to provide 2 no. 1-bed apartments, 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.

The principle of development on this site has already been established under previous application 12/04158/FUL. Whilst Mid Sussex District Council resolved to grant planning permission subject to the completion of a Section 106 Legal Agreement, the application was subsequently not proceeded with.

The Town Council **SUPPORTS** this latest application and is pleased to see that the footprint of the proposed apartment buildings and parking is smaller than that proposed under the previous application 12/04158/FUL, which was for 10 houses. In the event that the application is granted permission, the Town Council requests that it be subject to the following conditions:

1. electric vehicle charging points shall be provided for all parking spaces;
2. developer Section 106 contributions for local community infrastructure are allocated towards the proposed Country Park on land off of Hurstwood Lane;
3. no development shall take place until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period;
4. there shall be no parking of construction-related vehicles (i.e. contractors, site operatives or site visitors) in Bowden Way, in any residents' private parking areas or in the surrounding vicinity in general;

**cont.**

**DM/21/3875 – Land at Anscombe Woods Crescent (cont.)**

**Franklands**

5. no part of the development shall be first occupied until such time as biodiversity enhancements have been delivered in respect of the ancient woodland and buffer zone;
6. the development shall aim to be water neutral. (A water neutral development will not add to the overall water demand of an area and will have a net zero impact on the mains water supply. The aim of water neutrality is to minimise the impact on existing water resources, infrastructure, and the environment. Offsetting for a particular project should link to the same water resource zone for which the water resources are being abstracted.)
7. works for the implementation of the development (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall 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/21/4130 – 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.

No comment.

**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.

No comment.

**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.

Given that prior approval has been given under application DM/21/2679 for the conversion of the building to 38 residential units, the Town Council supports this latest application subject to there being sufficient capacity for refuse bins and sufficient provision for cycle storage and on-site parking.

**DM/22/0254 – Land rear of 6–7 Ash Grove**

**Ashenground**

5x Sweet Chestnuts to reduce by approximately 5m to previous points.

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

**DM/22/0284 – 53 Lucastes Avenue**

**Lucastes**

Ground floor extension at front and rear, relocation of windows and chimney breast.

No comment.

**DM/22/0286 – 79 Highbank**

**Lucastes**

Convert the garage into a children's playroom. Two existing parking spaces to be kept to the front of the property.

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/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.

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

**DM/22/0308 – 30 Wivelsfield Road** **Ashenground**  
Proposed single storey rear and side extension.

No comment.

**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.

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/22/0312 – Maple View, 9 Hurstwood Lane** **Franklands**  
Proposed single storey rear extension.

No comment.

**DM/22/0317 – Ashton House Residential and Nursing Home, Bolnore Road** **Lucastes**  
Erection of a detached wooden shed for the storage of PPE.

No comment.

**DM/22/0347 – 61 Haywards Road** **Ashenground**  
T1 Oak – crown reduce by 3–4 metres.

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

**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.

No comment.

**DM/22/0365 – North View, Haywards Road** **Ashenground**  
Proposed dormer and rooflight to front facing slope.

No comment.

**ITEM 5**

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

<b>Date Decided</b>	<b>References</b>	<b>Site</b>	<b>Description</b>	<b>Appeal Decision</b>	<b>Procedure</b>
14/02/2022	AP/22/0001 APP/D3830/D/21/3288956 (DM/20/1775 refers)	5 Frankton Avenue HAYWARDS HEATH RH16 3QX	Retrospective permission for an approx. 2 metre fence along the perimeter of the property.	Dismissed	Fast Track Householder Appeal



**Week 1**

- DM/21/2202 59 - 63 South Road - Ashenground**  
Change of use of second floor and addition to remaining second floor, extensions to third and fourth floors to provide 6 no. 1 bed and 9 no. 2 bed flats.
- DM/22/0170 15 College Road - Heath**  
Single storey rear extension with new velux.
- DM/22/0389 Perfect Start Day Nursery The Barn Parkfield Way - Lucastes**  
Variation of condition no. 38 of allowed Appeal AP/18/0032 (planning ref. DM/17/0857) to change the outdoor playtime hours of 9am - 5pm to the full opening hours of 7.30am - 6.15pm.
- DM/22/0408 25 Summerhill Close - Heath**  
Proposed variation to planning condition number 3 relating to planning application DM/20/3685
- DM/22/0413 5 Eastern Road - Bentswood**  
Demolition of existing conservatory and addition of new rear and side extensions.
- DM/22/0434 363 Franklands Village - Franklands**  
1x Bird Cherry (Prunus avium) - remove overhanging 20cm limb across public footpath and neighbouring garden.
- DM/22/0448 The Coach House 5 Bolnore Road - Lucastes**  
Conifer Trees x3 (G1) - Reduce by approx 4 meters in height and trim sides. Lawson Cypress x2 (T2 and T3) - Fell. Lawson Cypress (T4) Reduce by approx 8 metres leaving an approx 4.5 meter tall stem. Eucalyptus (T5) - Re-pollard removing approx 3 metres of new growth only. Portuguese Laurel and Cherry Laurel, (G6) - reduce by approx 4 meters.

**Week 2**

- DM/22/0007 Land At Oakwood Court - Lucastes**  
Full planning permission for 6 new parking spaces at Oakwood Flats, Amberley Close, Haywards Heath. Amended Plans received 04.02.2022 showing reduction in the number of proposed parking spaces to 5.
- DM/22/0450 65 Sheppeys - Ashenground**  
Demolition of existing garage and erection of a single storey outbuilding to the rear of the applicants garden, to accommodate a home gym and study.
- DM/22/0469 The Mews Vets Ltd 4 Haywards Road - Ashenground**  
Proposed replacement single storey rear lobby to include WC and consulting room.
- DM/22/0475 89 Penland Road - Heath**  
Demolition of the garage and workshop, construction of single storey rear & front extension, two storey sided extension, together with associated internal and external alterations.

- DM/22/0491**      **25 Gatesmead - Heath**  
Proposed single storey rear extension and wider front door frame.
- DM/22/0505**      **44 College Road - Heath**  
Demolition of existing garage and proposed single storey rear extension.
- DM/22/0518**      **62 Lewes Road - Franklands**  
G1 - 2 x Portuguese Laurel, 3 x Holly, 3 x Robina - Remove, T1 - P. Laurel - remove, T2 - P. Laurel remove, T4 and T5 - Robinia - remove, T6 – Collapsed and partially failed Conifer stand - remove, T7 - Conifer group - reduce by 40% in height (5m), T8 - Willow (?) - remove, T9 - Holly - remove, T10 – Cherry - remove, T11 - Prunus - remove, T12 - Prunus - remove, T13 - Oak - remove, T14 - Oak - remove, T15 - Acer (?) - remove, T16 - Hazel - remove, T17 - Hazel - remove, T18 - Oak - remove, T19 - Willow - remove
- DM/22/0562**      **4 The Willows Colwell Road - Franklands**  
1 x Sweet Chestnut - Remove the lowest limb overhanging the car park.

### Week 3

- DM/22/0420**      **8 Haywards Road - Ashenground**  
To install a 10x6 feet summer house on a 8x11 feet concrete base at the bottom of the west facing garden.
- DM/22/0424**      **Birch Cottage Bolnore Farm Lane - Lucastes**  
Single storey extension to the rear of the dwelling.
- DM/22/0485**      **25 Lincoln Wood - Lucastes**  
Proposed pitched roof extension incorporating a juliette balcony to the front elevation. New bedroom window and juliette balcony to rear elevation. External walls improvements including increased insulation and white render in place of tile hanging.
- DM/22/0606**      **Lynchets 34 Fox Hill Village - Franklands**  
Demolition in part of existing catslide roof and flank wall, construction of two-storey front extension, single storey rear extension, two-storey side extension together with associated internal and external alterations.