



## HAYWARDS HEATH TOWN COUNCIL

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22<sup>nd</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, 28<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, 7<sup>th</sup> March 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: **46 Lucastes Avenue (DM/21/4034 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, 7 March 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

Also present: Regarding application number DM/22/0389 – Perfect Start Day Nursery, The Barn, Parkfield Way:  
Ms Naomi Bray and Mr Xoan-Carlos Leon, both of whom had registered to speak *against* the application.

#### 116. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Holiday
Cllr R A Nicholson	Work commitment
Cllr S Wickremaratchi	Unwell

#### 117. Minutes

The Minutes of the meeting held on Monday, 14 February 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 118. Substitutes

There were none. However, with Councillor McPherson (Vice Chairman) acting as Chairman in the absence of Councillor Laband, Councillor Mrs Cheney nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was seconded by Councillor Mrs Inglesfield and **AGREED** unanimously by Members.

#### 119. 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." **cont.**

**119. Members' Declarations of Interest (cont.)**

One other declaration was made as follows:

<b>Member</b>	<b>Application No.</b>	<b>Location</b>	<b>Nature of Interest</b>
Cllr A C McPherson	DM/22/0389	Perfect Start Day Nursery, The Barn, Parkfield Way	Personal  <i>Cllr McPherson withdrew from the meeting whilst this item was being considered and temporarily handed over chairmanship to Cllr Pulfer</i>

**120. Planning Appeals**

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

<b>Date Decided &amp; References</b>	<b>Site</b>	<b>Description</b>	<b>Decision</b>
14/02/2022 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.	Dismissed

**121. Licensing Applications**

There were none.

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

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

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

There were none.

The meeting closed at 8:10pm.

## APPENDIX 1

### 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.

Whilst the Town Council commends the inclusion of more residential accommodation in the town centre, after due consideration it **OBJECTS** to this particular application for the following reasons:

1. the proposed extension to create third and fourth floors would result in an overdevelopment of the site and would be contrary to Policies E9 and H8 of the Haywards Heath Neighbourhood Plan;
2. the proposal would give rise to an overbearing and discordant form of development which would dominate the adjacent United Reformed Church and would be detrimental to the streetscape of South Road in general;
3. the provision of only 5 on-site parking spaces is inadequate for the development proposed and would add to the pressure for on-street parking in a locality where there is insufficient capacity.

The Town Council would welcome the submission of a revised proposal which incorporates **a)** a more appropriate height for the building, i.e. lower, and **b)** a more aesthetic design which integrates the retail frontage with the floors above.

#### **DM/22/0170 – 15 College Road**

**Heath**

Single storey rear extension with new Velux.

No comment.

#### **DM/22/0389 – Perfect Start Day Nursery, The Barn, Parkfield Way**

**Lucastes**

Variation of condition no. 8 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.

The Town Council **OBJECTS** to this application on the grounds that extending the outdoor playtime hours to the full opening hours of 7:30am to 6:15pm would be detrimental to the amenities of residents living nearby, with particular regard to noise and disturbance.

Paragraph 25. of the Planning Inspector's Appeal Decision Notice dated 04/09/2018 (Mid Sussex District Council Appeal reference AP/18/0032 and Planning reference DM/17/0857) states the following:

'I note the appellant wishes to use the outdoor play area over the full operational day, 07:30 to 18:30. However, I consider this would extend outdoor play activity to times of the morning and early evening when local residents would expect to enjoy a reasonable level of tranquillity. However, the reduced outdoor play times of 09:00 to 17:00, as suggested by the Council, would ensure that adjoining occupiers would not be disturbed by child play noise at these morning and early evening times of the day.'

The Inspector stipulated condition no. 8) in order to safeguard the relative peace and quiet that residents could reasonably expect to enjoy in the early morning and late afternoon. There is no reason for that expectation to have changed and so the Town Council believes the application should be refused and the original condition upheld.

**DM/22/0408 – 25 Summerhill Close**

**Heath**

Proposed variation to planning condition number 3 relating to planning application DM/20/3685

No comment.

**DM/22/0413 – 5 Eastern Road**

**Bentswood**

Demolition of existing conservatory and addition of new rear and side extensions.

No comment.

**DM/22/0434 – 363 Franklands Village**

**Franklands**

1 x Bird Cherry (*Prunus avium*) – remove overhanging 20cm limb across public footpath and neighbouring garden.

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

**DM/22/0448 – The Coach House, 5 Bolnore Road**

**Lucastes**

Conifer Trees x 3 (G1) – reduce by approx. 4 metres in height and trim sides. Lawson Cypress x 2 (T2 and T3) – fell. Lawson Cypress (T4) – reduce by approx. 8 metres leaving an approx. 4.5 metre tall stem. Eucalyptus (T5) – re-pollard removing approx. 3 metres of new growth only. Portuguese Laurel and Cherry Laurel, (G6) – reduce by approx. 4 metres.

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

**Week 2**

**DM/22/0007 – Land at Oakwood Court**

**Lucastes**

Full planning permission for 6 new parking spaces at Oakwood Flats, Amberley Close. Amended plans received 04.02.2022 showing reduction in the number of proposed parking spaces to 5.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 04/02/2022) showing a reduction in the number of proposed parking spaces to 5 and has no comment to make.

**DM/22/0450 – 65 Sheppeys**

**Ashenground**

Demolition of existing garage and erection of a single storey outbuilding to the rear of the applicant's garden, to accommodate a home gym and study.

No comment.

**DM/22/0469 – The Mews Vets Ltd, 4 Haywards Road**

**Ashenground**

Proposed replacement single storey rear lobby to include WC and consulting room.

No comment.

**DM/22/0475 – 89 Penland Road**

**Heath**

Demolition of the garage and workshop, construction of single storey rear and front extension, two-storey side extension, together with associated internal and external alterations.

No comment.

**DM/22/0491 – 25 Gatesmead**

**Heath**

Proposed single storey rear extension and wider front door frame.

No comment.

**DM/22/0505 – 44 College Road****Heath**

Demolition of existing garage and proposed single storey rear extension.

No comment.

**DM/22/0518 – 62 Lewes Road****Franklands**

G1 – 2 x Portuguese Laurel, 3 x Holly, 3 x Robinia – 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.

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

**DM/22/0562 – 4 The Willows, Colwell Road****Franklands**

1 x Sweet Chestnut – remove the lowest limb overhanging the car park.

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

**Week 3****DM/22/0420 – 8 Haywards Road****Ashenground**

To install a 10 x 6 feet summer house on an 8 x 11 feet concrete base at the bottom of the west facing garden.

No comment.

**DM/22/0424 – Birch Cottage, Bolnore Farm Lane****Lucastes**

Single storey extension to the rear of the dwelling.

No comment.

**DM/22/0485 – 25 Lincoln Wood****Lucastes**

Proposed pitched roof extension incorporating a Juliet balcony to the front elevation. New bedroom window and Juliet balcony to rear elevation. External walls improvements including increased insulation and white render in place of tile hanging.

No comment.

**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.

No comment.

**ITEM 5**

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

<b>Date Lodged</b>	<b>References</b>	<b>Site</b>	<b>Description</b>	<b>Appellant</b>	<b>Committee/ Delegated Decision</b>	<b>Procedure</b>
17/03/2022	AP/22/0011 APP/D3830/D/22/3294366 (DM/21/4034 refers)	46 Lucastes Avenue HAYWARDS HEATH RH16 1JY	Two-storey rear extension and alterations to single-storey extension roof (re-submission of DM/21/2352)	Mr & Mrs Pawson	Delegated	Fast Track Householder Appeal

**Week 1**

- DM/21/3803      The Lodge Bennetts Rise - Franklands**  
Continued use of building as an office building (Use Class E).
- DM/22/0492      2 The Spinney Eastern Road - Bentswood**  
Construction of 1 no. four bedroom detached dwelling.
- DM/22/0516      21 Lucastes Avenue - Lucastes**  
(T1) Cypress - Fell. (T2) Cherry Tree - Crown lift to 3m above ground level and crown reduce by 2.5m from east side
- DM/22/0630      Auckland Place 141 - 147 Western Road - Bentswood**  
Erection of an additional level (3rd Floor) and reconfiguration of 2nd Floor of that previously approved under DM/20/0730, to provide an additional 4 Flats
- DM/22/0638      6 Sylvan Close - Franklands**  
First floor side extension.
- DM/22/0641      21 Robertson Drive – Franklands**  
Single storey pitched roof extension.
- DM/22/0651      101 Penland Road - Heath**  
First floor side extension.
- DM/22/0657      44 College Road - Heath**  
Loft conversion with side dormer.
- DM/22/0675      Oakwood Court Amberley Close - Lucastes**  
T1 - Wellingtonia - Remove major deadwood.
- DM/22/0705      1 The Paddocks - Lucastes**  
Single storey flat roof rear extension with a lantern style rooflight, high level window to side wall and new external side door to match existing

**Week 2**

- 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. Amended drawings to show reduction in first floor accommodation and depth to the northern side of plot 1, and landscaping (received on 01.03.2022).
- DM/22/0496      Shell Birch 5 Lewes Road - Franklands**  
Demolition of the existing sales building, removal of existing pumps, removal of one existing entrance crossover to the north of the site. Proposed new sales building, 3no. new pumps, new car care facilities, new vents/stack, relocation of petrol interceptor, new bin store, car parking, landscaping and associated works.



- DM/22/0596 NCP Ltd Harlands Road Car Park Harlands Road - Lucastes**  
The clearance of the site and construction of a building containing 64 residential apartments (48 1-bed, 16 2-bed) with associated access, car parking, landscaping and ancillary works.
- DM/22/0712 11 Park Road - Ashenground**  
Replacement single storey side extension.
- DM/22/0733 Land At Rogers Farm Fox Hill – Franklands**  
Erection of 20 dwellings with associated amenity/garden, landscaping and access/parking arrangements
- DM/22/0735 24 Wickham Way - Heath**  
First floor rear extension.
- DM/22/0745 9 - 11 Delaware Road - Bentswood**  
Variation of Condition 3 of DM/21/4175 to allow the premises to be open for trade and business between the hours of 07:30-19:00
- DM/22/0767 65 Western Road - Bentswood**  
Loft conversion incorporating rear dormer and raising of ridge and internal works.

### Week 3

- DM/20/0965 Braydells Hurstwood Lane - Franklands**  
Erection of a 3 storey detached dwelling house and garage; landscaping; and diversion of drainage ditch. (Additional drainage details submitted 15/6/20)
- DM/22/0695 45B Wood Ride - Ashenground**  
Erection of one detached property with detached garaging and associated surface parking on land adjacent to 45B Wood Ride, Haywards Heath.
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- DM/22/0730 Chandos Lodge 50 Paddockhall Road - Lucastes**  
Proposed loft conversion. Single storey rear extension. Two storey rear infill extension between existing structures. Removal of existing detached garage.
- DM/22/0763 40 Lucastes Avenue - Lucastes**  
Replacement of all the windows on the back of the property only - to include anthracite grey aluminium frames. Change kitchen window to a doorway. Smooth rendering to cover pebble dash at ground floor only, to match front
- DM/22/0803 Collingwood Batchelor Unit 34 And 35 The Orchards - Heath**  
Amendments to fenestration
- DM/22/0805 Red Cross Hall 29 Paddockhall Road - Lucastes**  
Variation of condition 2 relating to DM/18/4841
- DM/22/0814 Clarkes Stationers 106 - 108 South Road - Heath**  
To confirm that the additional works to Flat A and Flat E which were Associated with the change of use of the first floor from commercial space to residential flats (Ref: DM/16/0390 and 12/01253/FUL), and were completed more than four years ago are now lawful.

- DM/22/0816 15 Orchard Way - Heath**  
Proposed two storey extension to north east elevation, attached garage, enlarged front dormer.
- DM/22/0829 25 Lucastes Avenue - Lucastes**  
Alterations to facade, entrance and roof including dormer to rear and rooflights to front, replacement of windows and reconfiguration of rear elevation. Provision of new Air Source Heat Pump.
- DM/22/0839 3 Rushwood Close - Franklands**  
Proposed two storey rear extension and side window.
- DM/22/0841 Land Adj. To 47 Wivelsfield Road - Ashenground**  
Proposed construction of a new 2no. bed room dwelling.
- DM/22/0847 16 Sheppeys - Ashenground**  
Proposed single storey rear extension.
- DM/22/0850 15 Portsmouth Lane Lindfield - Heath**  
Proposed 2 storey side extension, single storey rear extension. New gables over existing dormers and new porch canopy.
- DM/22/0858 2 Bramber Close - Lucastes**  
Variation of condition no. 2 relating to planning application DM/21/3193 to allow for revised drawings due to the proposed rear extension to be reduced at ground floor to prevent the requirement of a build over of an existing drain.
- DM/22/0860 Tennis Courts Victoria Park South Road - Ashenground**  
Proposal is to retain the existing timber framed clubhouse with minor elevational changes to incorporate new windows and doors.
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- DM/22/0870 82 New England Road - Bentswood**  
Proposed two storey rear extension over existing and front elevation dormer window.
- DM/22/0875 Unit 1 1 Clair Road - Heath**  
Proposed fascia signs, totem signage, projector signs, signage to windows, car park direction signpost.
- DM/22/0878 Silverdene 20 Fox Hill Village - Franklands**  
Heightened tiled roof over existing flat roof and new front dormer windows
- DM/22/0881 Martlet Manor Butlers Green Road - Lucastes**  
Oak Tree (T74) - Fell to 10m monolith. Ash (T75) - Fell to ground level. Beech (T87) - Fell to ground level. Willow (T90) - Crown lift to give 3m clearance over car park. Willow (T91) - Fell to ground level.
- DM/22/0889 57 Haywards Road - Ashenground**  
Demolition of existing conservatory, ground floor bathroom 'lean to' and bay window to side and rear of existing house. To be replaced with proposed pitched roof single storey extension with associated internal alterations, landscape and drainage works.

**DM/22/0910**

**Highwood 10 Paddockhall Road - Lucastes**

Norway maple (T1) - fell. Hazel group (T2) - coppice. Strawberry tree (T3)  
- remove left hand stem leaning on wall, reduce remainder of crown by 1.5m.  
Yew (T4) - remove branches overhanging from no 8 Paddockhall road Hazel  
group (T8) - coppice