



HAYWARDS HEATH TOWN COUNCIL

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20th April, 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, 26th April 2021 at 7:30pm, via Zoom Video Conferencing**, when the following business will be transacted.

Join Zoom Meeting:

<https://us02web.zoom.us/j/82696914337?pwd=cCtKOEtanZqcGRaaFJWdExoQ0Y1Zz09>

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 Tuesday, 6th April 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 Lodged: **402–408 Franklands Village** (DM/20/4639 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.

This meeting is being held under the provisions made on the 4 April 2020, when the government brought The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 into force to allow local authorities to conduct meetings remotely.

'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), M Pulfer (Vice Chairman), C Cheney, C Evans, S Inglesfield, A McPherson, H Mundin, R Nicholson.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 6th April 2021

C N Laband (*Chairman*)
M J Pulfer (*Vice Chairman*) **
Mrs C Cheney
C C J Evans
Mrs S J Inglesfield
A C McPherson
H A Mundin
R A Nicholson

* Absent

** Apologies

Also present until 7.51pm: Mr Brendan Coakley, Mr Damian Wood and Mr Peter Tooher (Frontier Estates) who presented on the revised planning application for 23-25 Bolnore Road (DM/20/3310). The demolition of 25 Bolnore Road and garage to 23 Bolnore Road, and the erection of a 67-bedroom residential care facility, with associated access works, car parking, servicing, private amenity space, landscaping and boundary treatment (Amended plans received 12 March 2021). It was noted that the revised plans included a reduction in the size of the footprint for the development, changes to the street scene to make it less imposing on Bolnore Road and changes to increase and improve the boundaries to neighbouring properties.

129. Apologies

Cllr Pulfer – Personal Commitments.

130. Minutes

The Minutes of the meeting held on Monday, 15 March 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

131. Substitutes

There were none.

132. Members' Declarations of Interest

Councillor Clive Laband 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) District Planning Committee. I further reserve the right to alter my views should the applications come before the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

Cllr Howard Mundin declared a prejudicial interest in planning application for 1 Haywards Villa application DM/21/0781 as the owner of a neighbouring

property who had already formally supported the application. It was noted that the application had not been called for consideration from the published list but nevertheless Cllr Mundin would withdraw from the meeting if Councillors deemed it necessary to hear the application.

133. Planning Appeals and Licensing Applications

None

134. Comments and Observations on Planning Applications

Members made comments and observations on 35 planning applications as per Appendix 1 attached.

135. Items Agreed as Urgent by the Chairman

The matter of protecting wildlife corridors from encroachment from neighbouring properties was raised. After discussion the Town Clerk stated that he would look into what enforcement and legal arrangements exist to protect such areas.

The meeting closed at 8:28pm.

This meeting was conducted and recorded using the Zoom video conferencing application.

Week 1

DM/20/4159

Downlands Park Care Home Bolnore Farm Lane - Lucastes

Erection of part two, part three and part four storey building comprising 70 extra care apartments with community hub, guest suite and staff facilities together with 15 extra care cottages (85 in total), pavilion, parking and access to form a Continuing Care Retirement Community following demolition of existing care home. Additional highways information received 28th January 2021 (Amended plans received 9th March showing a revised design and a reduction in the number of proposed units to 81)

The Town Council reaffirmed its SUPPORT for the application and welcomed the adjustments made by the developer to reduce the size of the development and the offer of opening up of some of the communal facilities to the community.

As an aside, not directly related to the application, concern was raised about the cumulative amount of elderly living accommodation in the locality and the potential for overloading of demand on local GP surgeries. This was asked be noted by the local planning authority along with the suggestion that the allocation of accommodation be prioritised for residents of Haywards Heath.

If any Section 106 contributions for this project for Community Infrastructure were forthcoming, it was requested that they be allocated to the provision of a Cemetery, Allotments and Country Park off Hurstwood Lane, Haywards Heath.

DM/21/0515

16 Park Road - Ashenground

Variation to condition 3 relating to planning application DM/18/2817 To revise the drawings for the alteration to a dummy pitched and replacement of utility room with a covered walk way.

No Comment.

DM/21/0741

2 Redwood Drive - Ashenground

Ground floor external storage shed.

No Comment.

DM/21/0781

1 Haywards Villas - Ashenground

Erection of a 1.83m high fence along boundary.

No Comment.

DM/21/0793

Former Sunte Farmyard Birchen Lane - Heath

To obtain formal confirmation of implementation, and continued validity, of the existing consents HH/05/02450/FUL and HH/05/02781/LBC (conversion of redundant farm buildings with existing cottage)

No Comment.

DM/21/0844

18 Western Road - Bentswood

Single storey rear extension. Remove incongruous door and window to front elevation and replace with bay window to match existing.

No Comment.

DM/21/0846

9 Lucastes Lane Haywards Heath West Sussex RH16 1LB

Removal of existing single storey rear extension and detached garage at side of house and erection of two storey side extension.

No Comment.

DM/21/0865

The Lodge Bennetts Rise - Franklands

Demolition of the existing building and erection of 2no. three-bed semi-detached houses and associated parking.

The Town Council SUPPORTED the amended application because it was actually an improvement on the application previously supported by the Town Council under DM/20/3401. There was concern about parking and the designation of spaces for those living in The Elms against the two new dwellings. Along with this concern was a request that two spaces be provided for electronic charging and all spaces be given the conduits to allow for such in the future. As a further note, the Town Council also stated that the development must have a robust Construction Management Plan to manage delivery/lorry stacking, times of work, contractor parking and wheel washing to reflect and mitigate the effect on the surrounding verges and road network.

DM/21/0880

35 Dellney Avenue - Bentswood

Erection of a single storey rear extension extending beyond the rear wall of the original house by 6.0 metres to a maximum height of 3.0 metres, and the height of the eaves to 3.0 metres.

No Comment.

DM/21/0895

1 Sussex Gardens - Franklands

(T1) Oak tree - Reduce by 2m back to previous points. (T2) Conifer – Fell
(T3) Conifer - Reduce height by 10m (T4) Willow trees - Reduced and cut back by 2m from the roadside (T5) 2 x Sycamores - Reduce crown by 2m and cut back branches overhanging garden to boundary

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

DM/21/0919 **20 Lucastes Avenue - Lucastes**
Magnolia - Reduce by up to 1m all over

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

DM/21/0983 **11 Park Road - Ashenground**
T1 Hornbeam - Reduce side over no 1 Ryecroft and parking area to the left-hand side of no 1 Ryecroft by up to 2m in branch length.

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

Week 2

DM/20/3310 **23 - 25 Bolnore Road - Lucastes**
The demolition of 25 Bolnore Road and garage to 23 Bolnore Road, and the erection of a 67 bedroom residential care facility, with associated access works, car parking, servicing, private amenity space, landscaping and boundary treatment (Amended plans received 12 March 2021).

The Town Council SUPPORTED the amended application because the building mass had reduced thus making the boundaries suitable and the view from Bolnore Road less intrusive. As a result, all of the issues outlined by the Town Council in its original objection were deemed to have been addressed. As a further note, the Town Council also stated that the development must have a robust Construction Management Plan to manage delivery/lorry stacking, hours of work, contractor parking and wheel washing to reflect and mitigate the effect on Bolnore Road, which is a very busy road.

If any Section 106 contributions for this project for Community Infrastructure were forthcoming it was requested that they be allocated to the Woodside Pavilion.

DM/21/0782 **Fleur De Lis 2 Bolnore Road - Lucastes**
Line of x15 Lawson Cypress trees and x3 Common multi-stemmed Sycamore trees on boundary with neighbouring property - dismantle to ground level. Lawson Cypress tree: cut back stem overhanging boundary back to fork of tree. Crown lift to 2.4 m x1 mature Common Sycamore tree, x1 mature Yew tree, removing competition (Beech sapling). Sever ivy at lower trunks of all trees to be worked on, prune back overhanging branches, crown lift to 2.4 metres for all other trees on property overhanging Bolnore Road. (Description revised on 18.03.2021).

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

DM/21/0825 **42 Mill Green Road - Heath**
Remove the existing paved parking area to the front of the house and replace it with a new paved parking space for two cars. Timber feather edged panel and post fence between No. 41 and 42 Mill Green Road.

No Comment.

- DM/21/0956** **19 Oathall Avenue - Bentswood**
Forming new enclosed porch construction to front elevation of property
- No Comment.
- DM/21/0983** **11 Park Road - Ashenground**
T1 Hornbeam - Reduce side over no 1 Ryecroft and parking area to the left hand side of no 1 Ryecroft by up to 2m in branch length.
- The Town Council defers this decision to Mid Sussex District Council's Tree Officer
- DM/21/0999** **1 The Grove - Franklands**
T1 and T2 Oak trees - remove 2 metres of growth, reshape and balance, additionally to remove excess epicormic growth.
- The Town Council defers this decision to Mid Sussex District Council's Tree Officer
- DM/21/1003** **59 Victoria Road - Bentswood**
Single storey rear extension and single storey front extension.
- No Comment.
- DM/21/1012** **8 Summerhill Close - Heath**
Proposed single storey rear extension.
- No Comment.
- DM/21/1025** **42 Wood Ride - Ashenground**
Part two storey, part single storey rear/side extension of ground floor and basement with external staircase.
- No Comment.
- DM/21/1030** **24 Penland Road - Lucastes**
Alterations to rear garden fencing.
- No Comment.

Week 3

- DM/20/4676** **High Trees 54A Lewes Road - Franklands**
Replacement windows to white upvc (amended plans and description 25/03)
- No Comment.

- DM/21/0261** **76 Lewes Road - Franklands**
(Amended plans received 21.03.2021) New swimming pool and garden building. Removal of Conifers in Conservation Area.
- The Town Council re-affirmed its comments made previously with regards to the application as there were no changes that would alter the Council's concerns, whilst noting the conservation officers' comments.
- DM/21/0952** **50 Franklynn Road - Ashenground**
Proposed first floor rear extension and change windows to doors on ground floor.
- No Comment.
- DM/21/0986** **6 Wythwood - Franklands**
Proposed two storey and single storey side and rear extension, installation of two stainless steel flues to new log stoves.
- No Comment.
- DM/21/1031** **81 Queens Road - Heath**
Proposed first floor extension over part of existing single storey rear extension.
- No Comment.
- DM/21/1042** **Windover House 3 Birch Close - Franklands**
Demolition of existing detached garage and covered walkway and erection of two storey side and rear extension.
- No Comment.
- DM/21/1052** **25 Oathall Road - Heath**
Single storey infill rear extension, conversion of existing small garage to a gym, new oak porch and new oak car port.
- No Comment.
- DM/21/1061** **8 Edward Road - Ashenground**
Rear and side extensions. New front porch extension.
- No Comment.
- DM/21/1069** **8 Blunts Wood Road - Lucastes**
Two storey side extension, single storey front extension, garage conversion and a single storey rear extension.
- No comment.

- DM/21/1083** **46 St Pauls On The Green - Bentswood**
Replace existing conservatory with new single storey rear extension and associated landscaping.
- No Comment.
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- DM/21/1095** **5 The Dell - Lucastes**
T1 Cherry - reduce by 2.5 metres, T2 Maple - reduce by 2.5 metres and T3 Scot's Pine - remove the two lowest branches overhanging the conservatory and reduce remaining canopy overhanging 5 The Dell by 1.0 metre.
- The Town Council defers this decision to Mid Sussex District Council's Tree Officer
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- DM/21/1120** **Culzean Franklands Village - Franklands**
T1 and T2 Goat Willow Trees - Fell. T3 Ash - Fell.
- The Town Council defers this decision to Mid Sussex District Council's Tree Officer
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- DM/21/1126** **15A Harlands Close – Lucastes**
- The Town Council noted the two facets to the planning application and had no concern in relation to the car parking area at the front of the property, which had resulted from the planning application to build the house as it would protect/allow access to the property. The Town Council had concerns regarding the raised paved seating area in the back garden as it could become unneighbourly and overbearing, and because the application runs in parallel with planning application DM/20/4475 for a level garden area to the rear of the property and gabion cages, which the Town Council has previously deemed to be unneighbourly. Therefore, the Town Council requests that Planning Officers visit the property before issuing any decision on the application.
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- DM/21/1134** **68 Sunnywood Drive - Ashenground**
Demolition of existing garage and erection of rear/side extension at ground and lower ground floor levels.
- No Comment.
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- DM/21/1146** **Centre Of Pond, Land North Of 42 St Pauls On The Green - Bentswood**
Works to 20 Trees per Tree Survey Schedule - Works to tree ID's: 075Z, 07CC, 07CM, 07CS, 07EZ, 07F1, 07F7, 07F8, 07FA, 07FF, 07KT, 07KY, 07L2, 07L3, 07L4, 07L5, 07L6, 07L7, 07NY, 07P1
- The Town Council defers this decision to Mid Sussex District Council's Tree Officer

DM/21/1149

68 Sunnywood Drive - Ashenground

Demolition of existing garage and erection of rear/side extension at ground and lower ground floor levels.

No Comment.

DM/21/1173

Fun Bags Party Shop Ltd 16 The Broadway - Heath

Change of use from a shop (Use Class E) to a hot food takeaway (Sui Generis) with internal and external alterations.

The Town Council SUPPORTS the application as it fits in well within the established eating and entertainment area of the Broadway, but in doing so raised a number of concerns, which it would require be addressed before the application is considered. It was felt that the application would bring up the associated issues of refuse collection, noise, vibration, delivery hours, odour and hours of opening as it states open hours are irrelevant in the planning application. On these grounds if the applicant wishes to operate outside the hours of 8am and 11pm it must apply for longer opening hours and a licence to amend those hours.

The internal alterations to provide a hot food takeaway only and the minimal changes to the exterior of the shop frontage were noted along with the infrastructure to support the usage.

Where there was support, the issues raised were done so to negate the effect on and not to spoil the amenity of local residents

ITEM 5

NOTIFICATION OF APPEAL LODGED WITH THE PLANNING INSPECTORATE

Date Lodged	References	Site	Description	Appellant	Committee/ Delegated Decision	Procedure
31/03/2021	AP/21/0022 APP/D3830/W/21/3267397 (DM/20/4639 refers)	402-408 Franklands Village HAYWARDS HEATH RH16 3RS	Two storey rear extension and conversion of 4 existing studio flats to form 4 self-contained 2 bed flats with associated external works including private gardens and parking area.	Franklands Village Housing Association	Delegated	Written Representation

ITEM 6

Week 1

DM/21/1018 – 35 Blunts Wood Road
Raising of ridge to form loft conversion.

Lucastes

DM/21/1187 – Tilly Corner, 21 Sunnywood Drive
Single storey front extension.

Ashenground

DM/21/1193 – 36 Wickham Close
First floor front extension over existing garage to enlarge small bedroom.

Heath

DM/21/1207 – Woodside, 35 Lucastes Avenue
T1 Beech – reduce crown by up to 2 metres.

Lucastes

DM/21/1260 – 30 Lincoln Wood
Two storey side and rear extension over existing detached garage, joining it to property. First floor rear extension over existing ground floor. Replacement front porch canopy.

Lucastes

DM/21/1266 – 9 Blunts Wood Road
T1 Oak – thin crown by 20%, remove epicormic growth on main stem. T2 Oak – thin crown by 20%, remove epicormic growth on main stem.

Lucastes

Week 2

DM/21/1137 Primrose House 15 Harlands Close - Lucastes
Retrospective application to increase the decking to the rear and side of the property. The decking is to increase by approximately 1130mm from the external side wall out towards the boundary with no.15a, continuing towards the existing side door towards the front of the property. Installation of timber gate across driveway midway between the house and the road.

DM/21/1220 Spillane Franklands Village - Franklands
9 Conifer trees - Fell

DM/21/1225 11 Manaton Close - Bentswood
Proposed single storey rear extension.

- DM/21/1289** **7 Victoria Road - Bentswood**
Rear single storey extension (application for a Lawful Development Certificate).
- DM/21/1299** **7 Victoria Road - Bentswood**
Loft conversion with rear dormer extension (application for a Lawful Development Certificate).
- DM/21/1302** **15 Lewes Road - Franklands**
Fell x1 Sycamore (T1) on the lower boundary of 15 Lewes Road.

Week 3

- DM/21/0645** **17 Fairford Close - Bentswood**
First floor side extension, together with associated internal and external alterations. Amended plans received 14.04.2021 showing addition of first floor bay window at rear to serve new master bedroom and relocated plateau rooflight.
- DM/21/1251** **47 Lucastes Avenue - Lucastes**
Demolition of existing garage and new foundation and rebuilding the proposed approved side extension.
- DM/21/1300** **High Trees 54A Lewes Road - Franklands**
Proposed erection of a new triple garage with workshop and storage above attached to main dwelling.
- DM/21/1300** **88 Turners Mill Road - Heath**
Front first floor dormer roof extension. rear first floor extension. Rear ground floor extension.
- DM/21/1368** **83 Queens Road - Heath**
Proposed hip to gable loft conversion and rear dormer
- DM/21/1396** **6 Upper Stables Parkfield Way - Lucastes**
Proposed garden studio in rear garden.
- DM/21/1403** **Warren House Snowdrop Lane - Franklands**
G1 Group of 7 Norway Maples - Repollard back to pollard knuckles.
- DM/21/1443** **Holly Tree Franklands Village - Franklands**
T1 Norway Spruce - Reduce crown by up to 8m.
- DM/21/1458** **66 Penland Road - Heath**
Proposed two storey rear extension that protrudes to the side.