



HAYWARDS HEATH TOWN COUNCIL

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4th May, 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 **Tuesday, 10th May 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 Tuesday, 19th April 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: **Garage block rear of 34–56 America Lane (DM/21/2129 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 Tuesday, 19 April 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/22/0596 – NCP Ltd, Harlands Road Car Park, Harlands Road:
Eileen Jacques, Jane Wheatley, Catherine Keith and Richard Chitty, all of whom had registered to speak *against* the application;
Brendan Coakley, on behalf of Frontier Estates (the applicant), who had registered to speak in order to make a short presentation *in support* of the application and to answer any questions;
8 members of the public – mainly from Great Heathmead – who were attending in order to observe the Committee's consideration of the proposals.

132. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Family commitments
Cllr A C McPherson	Holiday
Cllr R A Nicholson	Work commitment

133. Minutes

The Minutes of the meeting held on Monday, 28 March 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

134. Substitutes

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

135. 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."

136. Planning Appeals

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

Date Decided & References	Site	Description	Decision
22/03/2022 AP/21/0068 APP/D3830/W/21/3280552 (DM/20/4509 refers)	1 Beech Hill HAYWARDS HEATH RH16 3RY	New 3 bedroom dwelling in the existing garden.	Dismissed

137. Licensing Applications

There were none.

138. Comments and Observations on Planning Applications

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

139. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:42pm.

APPENDIX 1

Week 1

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.

No change to the comments already made at the previous meeting of the Planning Committee held on 28 March 2022:

'The Town Council **SUPPORTS** this application, and obviously shares the applicants' disappointment that their original aspiration to deliver a larger, improved clubhouse could not be delivered for financial reasons.'

DM/22/0937 – 38 Summerhill Close

Heath

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

No comment.

DM/22/0938 – 31 Wood Ride

Ashenground

Proposal to convert the loft with a hip to gable and dormer.

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/22/0951 – 4 Lucas Way

Lucastes

T1 Bay – reduce by 5m, T2 Yew – reduce by 3m, T3, T4, T5, T6 – remove x4 Portuguese Laurel, T7 Ash – reduce as by 10m, T8 Oak – reduce by 5m, T9 Maple – reduce by 5m, T10 Holly – reduce by 5m.

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

DM/22/0952 – 43 Greenhill Way

Franklands

Convert and extend existing garage to create additional bedroom and shower room with improved accessibility and revised external storage space.

No comment.

DM/22/0960 – 19 Fairford Close

Bentswood

T1 Monkey Puzzle – reduce crown height by approximately 2 to 2.5 metres.

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

DM/22/0963 – 201 Hoblands

Franklands

Alterations to existing rear projection, part garage conversion, reconstruction of front porch.

No comment.

DM/22/0964 – 73 Kents Road

Ashenground

Proposed single storey extension to the rear of the house.

No comment.

Week 2

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.) (Viability Review received 03/02/21.)

No change to the comments already made at the previous meeting of the Planning Committee held on 28 March 2022:

'The Town Council maintains its **OBJECTION** to this application and reiterates its previous consultation response – which was submitted on 09/07/2020 – as follows:

'The Town Council acknowledges that this bonus plot appears to be just inside the Haywards Heath built-up area boundary as determined by the local planning authority, i.e. Mid Sussex District Council (MSDC). Nevertheless, Members note yet another amendment/submission for this plot, this time being additional drainage details received by MSDC on 15/06/2020.

The Town Council repeats its previous strong opposition comments as follows:

This application site has visited the Planning Committee on numerous occasions, evidenced by the following list:

- DM/17/3116 – 2 houses;
- DM/19/0206 – amended application for 4 dwellings;
- DM/19/3121 – add on a bonus floor to each dwelling;
- DM/20/0965 – house number 5 added to the application site.

The Town Council remains disappointed by the commercial persistence to extract further value from this curtilage/semi-rural location and remains resolute to opposing further development of this site. Rather than waste further resources, we repeat ad nauseum our previous comments, and further ask that MSDC Officers examine whether there is linked development to this application which would trigger much needed S106 contributions which would benefit the wider community?'

Furthermore, the Town Council notes the requirement from MSDC's Drainage Engineer that if permission is granted, the property be connected to the public sewerage system.'

DM/22/0983 – 24 Bentswood Road

Bentswood

Demolition of existing sunroom, single storey rear extension and annexe in the garden ancillary to the main dwelling, together with associated internal and external alterations.

No comment.

DM/22/0999 – 24 Bentswood Road

Bentswood

Creation of a rear dormer together with all associated internal and external alterations.

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/22/1023 – 86 Penland Road

Heath

Removal of existing conservatory and construction of new single storey rear extension.

No comment.

DM/22/1030 – 110 Penland Road

Heath

First floor side extension, single storey rear extension and replacement front porch.

No comment.

DM/22/1032 – 5 Lucastes Avenue

Lucastes

Oak tree – remove 3 branches overhanging rear garden of 15 Wychperry Road.

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

DM/22/1033 – 34 Lucastes Road

Lucastes

Pine trees x5 – reduce by 2–3 metres off tops of trees.

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

Week 3

DM/22/0070 – Jewson Builders Merchants, 37 Bridge Road

Heath

Lean-to extension to rear of warehouse building.

No comment.

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 (48x 1-bed, 16x 2-bed) with associated access, car parking, landscaping and ancillary works.

Whilst the Town Council acknowledges that the principle of development on this site has been established – with consent for 40 apartments under application number DM/17/2384 – it **OBJECTS** to this latest application. The reasons for this are as follows:

1. reverting to a proposal for a larger number of apartments, i.e. 64, is contrary to Policy H6 of the Haywards Heath Neighbourhood Plan (HHNP), which places a restriction of 'approximately 40' on the number of dwellings that would be acceptable;
2. by virtue of its scale, the proposal would give rise to an overdevelopment of the site, contrary to Policy E9 of the HHNP;
3. the provision of 51 parking spaces for 64 apartments (25% of which are to be 2-bed) is inadequate and unrealistic. Whilst there is no disputing that the site is in an accessible and convenient location, it is probable that most residents from the development would have a car and, with insufficient parking capacity on site, this would lead to overspill parking in the wider neighbourhood. This is in an area where parking is already at a premium because of existing on-street restrictions. On-site parking should be provided at a ratio of one space per dwelling;
4. at the time of considering the application, there is no provision for affordable housing, which is contrary to Policy DP31 of the Mid Sussex District Plan 2014–2031. The Town Council does not accept that it would be financially unviable to provide any affordable housing or make any financial contribution in lieu;
5. there are concerns that the proposed increase in the number of residential units, i.e. up from 40 to 64, would place additional strain on or overload existing drainage infrastructure which could lead to an increased incidence of flooding in the locality.

In the unwelcome event of permission being granted, the Town Council requests that this be subject to the following conditions:

cont.

DM/22/0596 – NCP Ltd, Harlands Road Car Park, Harlands Road (cont.)

Lucastes

- a. no part of the development shall be first occupied until the proposed 10 no. stacked/vertical tandem parking bays have been installed and are fully operational;
- b. the development must have a gated access, the purpose of which would be to safeguard resident amenity by preventing unauthorised parking by commuters and others;
- c. if refuse/recycling facilities are to be provided by means of Eurobins – which will be collected by a commercial waste operator – no collections shall be permitted before 07:00 hours, in order to protect nearby resident amenity;
- d. in order to reduce single use plastics, provision shall be made in the resident's gym (if there is to be one) for potable water;
- e. during the construction phase, ducting shall be laid in order to future-proof the development for the provision of additional electric vehicle charging points;
- f. there are significant highways issues due to the volume and speed of traffic at this busy through route to the industrial area of Burrell Road and the northern areas of the town. Developer support would be required for a Section 278 contribution to deliver a safe pedestrian crossing solution from the proximity of the development towards the Sainsbury's side of Harlands Road;
- g. developer Section 106 contributions shall be allocated as follows:
 - i. local community infrastructure public realm improvements to South Road;
 - ii. art and/or cycle rack provision within the wider Heath Ward area £10,000;
 - iii. Independent Works Programme (IWP) – community infrastructure £15,000;
 - iv. highways/transport £5,000.

DM/22/0865 – The Physiotherapy Centre, 11 Heath Road

Heath

Change of Use of existing detached building from mixed use (D1 physiotherapy practice and C3 residential use) to a single residential dwellinghouse (C3 use class). To include associated fenestration alterations and the construction of a single storey orangery extension to the rear elevation. Construction of a detached single garage. Associated hard and soft landscaping works.

This application has been withdrawn.

DM/22/0978 – 90 Lewes Road

Franklands

Installation of solar panel array on SE-facing roof slope.

No comment.

DM/22/1041 – 45B Wood Ride

Ashenground

Remove existing detached garage. Erect a two storey side extension and single storey rear extension. Remove existing conservatory and replace with a two storey side extension. Double dormer extension and replacement windows to the west elevation.

The Town Council **OBJECTS** to this application on the grounds that the proposed extensions would give rise to an overdevelopment of the site contrary to Policy H9 of the Haywards Heath Neighbourhood Plan (Extensions to existing dwellings), particularly where it states that 'the scale, height and form fit unobtrusively with the existing building...'

DM/22/1093 – 4 Wychperry Road
Single storey rear extension.

Lucastes

No comment.

DM/22/1097 – 2 Amberley Close
Replacement conservatory roof.

Lucastes

No comment.

DM/22/1098 – Mid Sussex District Council, Hazelgrove Road Car Park, St. Josephs Way **Heath**
To demolish the existing toilet block and build a new toilet block consisting of a Changing Places Toilet, a male toilet and female toilet.

The Town Council **SUPPORTS** this application but asks that prior to the commencement of works, clear and conspicuous signage is put in place to direct members of the public to current alternative toilet facilities and/or any planned temporary facilities in the near vicinity.

DM/22/1100 – Hathaways, 10A Rothley Chase
(T2) Beech – fell to ground.

Bentswood

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

DM/22/1123 – 2A Quakers Lane

Bentswood

Two storey side extension, driveway and boundary alterations, new dropped kerb, floor plan reconfiguration and all associated works.

No comment.

DM/22/1154 – 5 The Grove
Ash Tree (T1) – reduce by 3 metres.

Franklands

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
13/04/2022	AP/22/0018 APP/D3830/W/21/3289527 (DM/21/2129 refers)	Garage block rear of 34 to 56 America Lane HAYWARDS HEATH	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.)	Rayfords LLP	Delegated	Written Representation

Week 1

- DM/22/0812 4 Milton Road - Heath**
Two company names/logos displayed at high level and illuminated by LEDs.
- DM/22/1161 36 Wickham Close - Heath**
Proposed enlargement of front bathroom extension above porch.
- DM/22/1162 144 Western Road - Bentswood**
Convert existing garage into habitable space and erect a two storey rear extension and single storey side extension.
- DM/22/1180 38 Lucastes Lane - Lucastes**
Double and single storey rear extension. Single story front/side extension.
- DM/22/1185 36 Rumbolds Lane - Ashenground**
Proposed front porch and 4.3m rear extension.

Week 2

- DM/22/1055 26 Ashenground Road - Ashenground**
Proposed hard standing area to park 2 cars and associated landscaping.
- DM/22/1225 85 Haywards Road - Ashenground**
Proposed single storey rear and side extension.
- DM/22/1226 Bramble Lodge Lyoth Lane Lindfield - Franklands**
Proposed two storey side extension to chalet bungalow including alterations to existing dormers, replacement windows and doors and new car port.
- DM/22/1262 49 Oathall Road - Heath**
Yew Tree (T1) reduce crown by 1.5m, Holly (T2) - fell.

Week 3

- DM/22/0697 Land Adjacent To 6 Petlands Road - Ashenground**
Lawful Development Certificate to retain the use of land as residential garden.
- DM/22/0742 58 Wivelsfield Road - Ashenground**
Proposed demolition of bungalow and erection of a pair of semi-detached 3 bedroom dwellings, with parking
- DM/22/0934 87 Haywards Road - Ashenground**
Removal of existing lean-to structure and garden structure and erection of new single storey rear extension
- DM/22/1102 30 Wickham Close - Heath**
Proposed single storey rear extension with a crown roof
- DM/22/1279 Rosewood Cottage Birch Close - Franklands**
T1 Red Oak crown reduction by 2 meters, T2 Portuguese Laurel general maintenance, G3 3 x Silver Birches to fell, G5 Conifer line cut back to trunks on slab side, G7. Small Plum + 2 x Apple Trees to remove.

- DM/22/1299** **10 Haywards Villas - Ashenground**
Proposed single storey rear and side extension.
- DM/22/1314** **72 Bentswood Crescent - Bentswood**
Loft conversion to include rear dormer, two roof windows to front roof (Velux), and a straightening of a barn-style half hip roof to full gable end.
- DM/22/1335** **75 Farlington Avenue - Bentswood**
Rear dormer loft conversion.
- DM/22/1336** **75 Farlington Avenue - Bentswood**
Front two storey extension to include porch and wrap around extension.
- DM/22/1338** **72 Sydney Road - Heath**
First floor extension over existing ground floor side outrigger.