

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 22nd February 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 Mordin
R A Nicholson

* Absent

** Apologies

Also present: None

114. **Apologies**

There were none.

115. **Minutes**

The Minutes of the meeting held on Monday, 1 February 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

116. **Substitutes**

There were none.

117. **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."

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..**

117. One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr M. Pulfer	DM/20/3242	5 Orchid Park	Prejudicial – as the property is adjacent to Cllr Pulfer's home and could affect his amenity. In addition, a written objection had been made by Cllr Pulfer to Mid Sussex District Council.

118. Planning Appeals

There were none.

119. Licensing Applications

There was one. It was noted that the application was made for a company boxing and delivering beer and there was no alcohol being consumed in the property as part of the business. On these grounds the Committee had no objection to the application.

120. Comments and Observations on Planning Applications

Members made comments and observations on 27 planning applications as per Appendix 1 attached. Cllr M. Pulfer left the meeting and was placed in the zoom waiting room (7.42pm to 7.54pm) whilst application DM/20/3242 was considered and returned after the Committee's decision was made.

121. Items Agreed as Urgent by the Chairman

None.

The meeting closed at 8:20pm.

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

APPENDIX 1

Week 1

DM/20/1503 – Oakwood, Amberley Close

Lucastes

Partial demolition of existing southern wing and construction of a part two-storey/part three-storey extension to existing care home to provide 34 no. bedrooms and communal/ancillary facilities, with associated parking and landscaping. (Amended plans received, including reduction in the size of the extension.)

The **OBJECTION** to the application, as per the comments made by the Town Council on the 15th June 2020, were upheld and therefore repeated on the grounds that the amended plans did not change the position of the Town Council in regards to any of the objections raised.

DM/20/3242 – 5 Orchid Park

Franklands

Retrospective application for an external air conditioning unit to side elevation. (Noise Assessment and amended plans received 15.01.2021.)

The Town Council **OBJECTS** to the installation of the external air conditioning unit on the grounds that it is placed within 1m of the neighbouring property and therefore is not legally installed and contrary to DP29 of the District Plan. Whilst the equipment may operate some of the time within the legal limits of BS4142:2014 there are significant times of the day, especially at night/in the evening, when neighbouring windows will be open, where it will not.

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.

The Town Council reconfirmed its **SUPPORT** for the application and therefore repeats its previous comments made on 11th January 2021.

DM/20/4524 – 61 Gower Road

Ashenground

Proposed single storey rear extension. Amended plans received 27.01.2021 showing further 3.9m long by 2.2m wide projection for utility and WC.

No Comment.

DM/20/4572 – Land adjoining 15 Syresham Gardens

Bentswood

New driveway next to the existing driveway to create up to 4 parking spaces in total on the site. (Amended block plan (Rev D) to show entirety of existing and proposed driveway with only single width drop kerb 27.01.2021.)

No Comment.

DM/21/0146 – 22 Marlow Drive

Franklands

Extending the width of the existing dropped kerb and to tarmac over part of the existing grass verge to create a wider drive up to the driveway, which will be extended in width to create space for 2 cars.

No Comment.

DM/21/0209 – 1 Oathall Avenue

Bentswood

Erection of 3.6m x 3.6m gazebo and installation of a swimming pool with associated landscaping.

No Comment.

DM/21/0227 – 15 Farlington Close

Bentswood

Construction of a single storey rear extension, conversion of existing kitchen to a covered passage, provision of a flat glass lantern in the flat roof over the proposed covered passage.

No Comment.

DM/21/0261 – 76 Lewes Road

Franklands

New swimming pool and garden building. Removal of Conifers in Conservation Area.

Members were minded that if the application was approved that a tree management plan and water management plan should be required. This would be in terms of supporting the replacement of the lost trees and with regards to the swimming pool on the basis that the Committee had reservations in line with DP42 (Water Infrastructure and the Environment) of the District Plan. The Committee wishes to flag up that there is a strain on the provision of water in the South East already with considerable building planned resulting in a significant growth in population in the area, which will exacerbate the water resource problem.

DM/21/0266 – 7 Oldfield Drive

Franklands

Proposed felling, trimming and shaping of various trees on this site, as identified on accompanying sketch plan 2 and 3.

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

DM/21/0267 – 66 Edward Road

Ashenground

Proposed amendment to approved application DM/20/3421 roof conversion and extension to first floor (approved half hip roof with brickwork gable end, proposed to be replaced by tile hung gable under roof gable end).

No Comment.

DM/21/0306 – South Riding, Franklands Village

Franklands

T1 Beech – reduce crown by 2m. T2 Ash – fell.

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

Week 2

DM/20/4475 – 15A Harlands Close

Lucastes

Erection of a level garden area to the rear. Amended elevations received 03.02.2021 showing corrected height of gabion cages.

The Town Council strongly **OBJECTS** to this application and upholds its comments previously made.

DM/20/4631 – 54 Sergison Close

Lucastes

Garage conversion into habitable accommodation with a new window to each side elevation.

No Comment.

DM/21/0268 – Villa Margarita, 18 Paddockhall Road

Lucastes

T1 Lime – remove dead wood. T2 Oak – remove dead wood. T3 Fir Trees – fell. G1 Laurel x 3 – fell. T4 Cherry – fell. T5 Sycamore – reduce crown by up to 2m. T6 Apple – reduce crown by up to 2m. T7 Eucalyptus – fell. T8 Goat Willow – fell.

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

DM/21/0298 – Sarah Lacey Dry Cleaning, 1 College Road

Heath

Construction of a mansard roof to facilitate the subdivision and reconfiguration of the first and second floor to form 2 no. one-bedroom flats and 1 no. two bedroom flat with associated works.

No Comment.

DM/21/0314 – Land adjoining 15 Syresham Gardens

Bentswood

Variation of condition no. 8 relating to planning application DM/18/0663 to read – 'No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority'.

No Comment.

DM/21/0333 – 2 Amberley Close

Lucastes

Conversion of part double garage to form new study. Removal of existing entrance porch and formation of enlarged porch and new pitched roof over study/porch and remaining garage. Removal of existing conservatory and erection of new single storey extension on existing conservatory footprint. Internal alterations to ground floor.

No Comment.

DM/21/0339 – 55 Sydney Road

Heath

Demolition of existing conservatory, erection of two storey rear extension, loft dormer and bay window, changes to internal layout and fenestration.

No Comment.

DM/21/0431 – 5 Wythwood

Franklands

T1 Copper Beech – remove up to 3 metres in branch length on easterly side. Reduce remaining lateral branches to balance crown.

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

Week 3

DM/21/0313 – Oldfield, 55 Lewes Road

Franklands

Widening of existing entrance. (Revised location plan received 10.02.2021.)

No Comment.

DM/21/0319 – 5 Windsor Close

Ashenground

Erection of summer house in rear garden.

No Comment.

DM/21/0334 - Laura Ashley, 2-4 South Road

Heath

Proposed 3 illuminated fascia signs and 2 illuminated projecting signs.

No Comment.

DM/21/0383 – 80 Sunnywood Drive

Ashenground

Two storey front extension.

No Comment.

DM/21/0450 – Land rear of 38 Woodridge Close

Franklands

Remove 4 x Chestnut located boundary of garden in adjoining woodland.

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

DM/21/0504 – 9 Drummond Close

Ashenground

T1 – Hornbeam thinned by 20%. T2 – Oak thinned by 20%. T3 – Ash removed. T4 – Hornbeam removed. T5 – Hornbeam removed. T6 – Hornbeam removed.

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

DM/21/0508 – Heath House, Birch Avenue

Franklands

Willow Tree – fell.

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