

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 15 March 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: Cllr Bates to make representation on DM/21/0612 - 3 Bruce Close.

122. Apologies

Cllr Nicholson – Work Commitments.

123. Minutes

The Minutes of the meeting held on Monday, 22 January 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

124. Substitutes

There were none.

125. 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."

126. Planning Appeals and Licensing Applications

One planning appeal and one licencing application was considered. The licencing application (LI/21/0133) Heathen House, Triangle was supported. The appeal (DM/19/0260) Tavistock and Summerhill School was noted.

127. Comments and Observations on Planning Applications

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

128. Items Agreed as Urgent by the Chairman

None.

The meeting closed at 8:28pm.

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

Week 1

DM/20/3293

The Barn Parkfield Way - Lucastes

Enlargement of car parking from 15 to 25 spaces. Erection of 4no. 5.95m high lighting standards and the installation of solar lights. (Amended plans and additional information received 9th February 2021)

The Town Council confirmed its **SUPPORT** for the application and noted the support of local residents, the Friends of Ashenground and Bolnore Woods and Bolnore CIC on the ground of their requests for minor conditions. In addition, the comments of the Environment Health Officer were welcomed regarding the new lighting specification needing to be submitted before installation and the stated operating hours of 7.15am – 18.30pm 1st October to 30th April so to protect local amenity.

DM/20/3456

Land West Of Kilwood Apartments Rocky Lane - Ashenground

Erection of 9 apartments within a single three storey building, along with access, parking and landscaping. (Revised plans received 08.12.2020 showing changes to the red line boundary, parking and landscaping) (Revisions to landscaping 03.02.2021)

The Town Council upheld its **OBJECTION** to the application, stated in its response dated 23/10/20, as it was deemed that no material changes had been made to the application and there was still no provision for affordable housing. To this end, none of the Town Council objections had been addressed so the Town Council repeated its previous comments on the application.

DM/21/0132

73 Harlands Road - Lucastes

Ground and first floor extension and garage roof space conversion.

No Comment.

DM/21/0469

24 Quarry Hill - Lucastes

Single storey rear extension

No Comment.

DM/21/0487

20 Weald Rise - Franklands

Proposed single storey side extension.

No Comment.

DM/21/0490

19 Western Road - Bentswood

Demolition of existing garage and conservatory. Erection of single storey rear/side extension and loft conversion of with rear dormers and 2no. roof lights to the front elevation.

No Comment.

DM/21/0514 **1-3 Boltro Road - Heath**
Remove condition 2 relating to planning application 01/01638/COU because the condition is unnecessary with regard to current planning policy and does not have any material impact on highway safety.

No Comment.

DM/21/0558 **2 Dellney Avenue - Bentswood**
Demolish existing rear conservatory and construct single storey rear extension, new first floor side extension over existing ground floor and new garage.

No Comment.

DM/21/0559 **1 The Droveaway – Lucastes**
4 x Oaks (T1, T2, T3, T4) - Reduce crown by 2m 1 x Silver Birch(T5) - Reduce crown by 2m

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

DM/21/0600 **47 Lucastes Avenue – Lucastes**

No Comment.

Week 2

DM/20/1070 **132 Lewes Road - Franklands**
Construction of a proposed new four-bedroom dwelling, on land to the side of 132 Lewes Road. Removal of 4no. trees on the site and the part demolition/removal of an existing boundary wall. Proposal to include associated landscaping and alteration to the private roadway providing access from Lewes Road to the proposed site and neighbouring houses (Amended plans received on 29 October and 2 November 2020 and updated visual images received on 10 November 2020) (Amended plans and Tree Protection Plans received on 19 February 2021)

The Town Council upheld its **OBJECTION** to the application as stated in its response dated 07/12/20.

DM/20/3516 **Maxwelton House 41 - 43 Boltro Road - Heath**
Demolition of existing office building and provision of 54 apartments with associated parking and landscaping. AMENDED PLANS received 22nd February 2021 reducing the number of flats to 54, addressing comments from the Design Review Panel including revising the scale of the building and the parking layout, the submission of a Daylight/Sunlight

The Town Council again **SUPPORTED** the application and welcomed the reduction in dwellings and the increase of electric charging points to nine. However, the Town Council would like it noted that concern was raised in relation to the Urban Designers comments and recommendations regarding a red brick facade. This is not supported by the Town Council.

It is felt that a change from such would be a positive move for the Town and help to address past mistakes regarding design in the Town.

DM/21/0458

2 Woodlands Road - Bentswood

Erection of a front porch and a single storey rear extension with new raised decking

No Comment.

DM/21/0484

Canton Chef 38 - 40 The Broadway - Heath

Proposed raised decking area with outdoor seating up to 6 tables.

The Town Council **SUPPORTS** this application with the following requirements. As the application is on West Sussex County Council land that it is supported by a licence from the County Council to operate along with the required public liability insurance. In addition, that the hours of use be to regulated to 07.00am – 23.00pm daily in line with other establishments on the Broadway, so to protect neighbouring residential amenity

DM/21/0589

8 Rushwood Close - Franklands

First floor front extension above existing porch. Render the ground floor wall to west elevation (front). First floor wall to incorporate painted boarding to west elevation (front).

No Comment.

DM/21/0612

Flats 1 To 6 Lockhart Court Southdowns Park - Franklands

Replacement of existing timber double glazed windows and entrance communal door with new timber double glazed windows and door to match existing styles and size

No Comment.

DM/21/0613

3 Bruce Close – Ashenground

Proposed 3 bedroom detached new dwelling. Demolition of side extension and erection of a two-storey side extension to host dwelling (to match details approved as part of planning application DM/17/4540).

The Town Council **OBJECTS** to this new application on the grounds that the application is opportunistic and inappropriate to the local area. It will also cause significant to harm to the character of the area and neighbouring properties, so contrary to DP26 of the Mid Sussex District Plan, E9, H8 of the HH Neighbourhood Plan, national policy framework guidance and Mid Sussex design guidance polices 38 and 39.

DM/21/0616

24 Pond Meadow - Lucastes

Garage Conversion and outbuilding office.

No Comment.

DM/21/0617 Flats 48-53 Lockhart Court Southdowns Park - Franklands
Replacement of existing timber double glazed windows and entrance communal door with new timber double glazed windows and door to match existing styles and sizes

No Comment.

DM/21/0648 6 Orchard Way - Heath
Rear single storey extension, rear access deck moved back to suit. Loft conversion to garage to create store with new rear facing dormer and adjusted roof height.

No Comment.

DM/21/0657 16 Little Pithfield - Lucastes
Part conversion of garage to playroom

No Comment.

DM/21/0666 18 Drummond Close - Ashenground
Landscaping change to back garden of property including level changes, retaining wall and erection of rear fence over 2m in height.

No Comment.

DM/21/0726 Land to The South Of 1 Bridgers Mill - Heath
T1 - Oak, fell and grind out stump. Replant with two new trees

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

Week 3

DM/21/0623 17 Trubwick Avenue - Lucastes
Loft Conversion.

No Comment.

DM/21/0639 49 Eastern Road - Bentswood
T1 - Oak, reduce Crown by 2.5 meters

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

DM/21/0645 17 Fairford Close - Bentswood
First floor side extension, together with associated internal and external alterations.

No Comment.

DM/21/0691 25 Gatesmead - Heath
Proposed single storey rear extension.

No Comment.

- DM/21/0697** **2 Ferny Croft - Lucastes**
 Garage conversion including changing garage doors into 2 windows to create a habitable space.
- The Town Council has **NO OBEJCTION** to the planning application. It does have concern, based upon recent planning inspector decisions, with regards to the protection of the wildlife corridor adjacent to the application. The Town Council requires, if permitted, that the application has a planning condition placed on it to prohibit the placement of windows and doors that would affect the efficacy of the green corridor in relation to sound and light, as per DP29 of the District Plan.
- DM/21/0699** **9 Beech Hill - Franklands**
 Proposed two storey rear extension, single storey front extension, replace conservatory roof and associated alterations.
- No Comment.
- DM/21/0715** **Gemini House Mill Green Business Estate Mill Green Road - Heath**
 Request the removal of condition 2 of planning permission HH/07/02518/COND to allow the premises to operate 24 hours a day.
- No Comment.
- DM/21/0756** **Martlet Manor Butlers Green Road - Lucastes**
 Proposed entrance building name signs, way finding signs and information signs.
- No Comment.**
- DM/21/0766** **Currys.digital 90 - 92 South Road - Heath**
 Removal of existing shopfront, demolition of redundant WC/boiler accommodation to rear. Installation of a new shop front and side means of escape door.
- The Town Council **SUPPORTS** the application, but wishes to point that within the application that the air conditioning units are to be removed implying that they will be need to be replaced. Therefore, it is requested that the landlord is informed that they will need to meet the requirement of DP26 in the Mid Sussex District Plan if replaced.
- DM/21/0777** **71 Western Road - Bentswood**
 Convert existing first floor flat into two flats and conversion of ground floor office into studio flat.
- No Comment.

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 near ground. Large Lawson Cypress tree: dismantle co-dominant stem overhanging boundary retaining stem nearest car park. Crown lift to 2.4 m (as appropriate); x1 mature Common Sycamore tree, x1 mature Yew tree, removing competition (Beech sapling). Sever ivy at lower trunk prune back overhanging branches, crown lift to 2.4 metres for all other trees overhanging Bolnore Road.

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

DM/21/0877

The Priory Syresham Gardens – Bentswood

Discharge of planning condition nos 3 relating to planning application DM/20/3048.

No Comment.