

HAYWARDS HEATH TOWN COUNCIL

PLANNING ADVISORY GROUP

Notes of the meeting held on Tuesday, 31 August 2021

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

43. Apologies

The following apologies were received:

| Member | Reason for Absence |
|-----------------------|--------------------|
| Cllr A C McPherson | Holiday |
| Cllr S Wickremaratchi | Holiday |

44. Minutes

The notes of the meeting held on Monday, 9 August 2021 were confirmed.

45. Substitutes

There were none. In the absence of Councillor McPherson, Councillor Laband nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was **AGREED** unanimously by Members.

46. 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.**

46. Members' Declarations of Interest (cont.)

One other declaration was made as follows:

| Member | Application No. | Location | Nature of Interest |
|--------------------------|------------------------|-----------------|---|
| Cllr Mrs S J Inglesfield | DM/21/1754 | 37 Gander Hill | Two of the residents objecting to the application are friends of hers |

47. Planning Appeals

There were none.

48. Licensing Applications

There were none.

49. Comments and Observations on Planning Applications

Members made comments and observations on 29 planning applications as per Appendix 1 attached.

50. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:10pm.

This meeting was conducted and recorded using the Zoom video conferencing application. It was not a meeting of the Planning Committee as virtual meetings may not take place after 7th May 2021. However, face to face meetings have been suspended until the Town Council decides it is appropriate to return to the Council Chamber and/or the Town Hall to host a physical meeting with Members and staff fully vaccinated. The Town Council has agreed not to hold any meetings before 1st September 2021 but has resolved that meetings may commence in the interim if agreed by the Mayor/Leader and Town Clerk. Therefore, these Advisory Group meetings are to allow Councillors to have discussions on decisions that are needed to be made via delegated authority. The delegation is to the Clerk in consultation with the Chairman and Vice Chairman, as the Town Council can delegate authority to an officer but not to an elected member. The Group's discussions have therefore assisted the Clerk in his deliberations, there has been no voting and no decisions made by the Planning Committee, which is now an Advisory Group. (Refer to Minute 19, Annual Meeting of the Council dated 5th May 2021.)

APPENDIX 1

Week 1

DM/21/2519 – 41 Lewes Road

Franklands

1x Conifer – lift crown by 2 metres and remove deadwood. 1x Birch – to remove.

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

DM/21/2585 – 6 Woodstock Place

Bentswood

Proposed loft conversion.

No comment.

DM/21/2792 – 2 Wivelsfield Road

Ashenground

Erection of a single storey rear extension extending beyond the rear wall of the original house by 4.2m, to a maximum height of 3.3m and the height of the eaves to 2.9m.

No comment.

DM/21/2814 – Sainsbury's, Bannister Way

Heath

Installation of new loading door and fire escape within service yard.

The Town Council has concerns that excessive noise from the proposed metal roller shutters could negatively affect nearby residents, which would undermine Policy DP29 of the Mid Sussex District Plan 2014–2031 in terms of noise pollution. The Town Council asks that Mid Sussex District Council's Environmental Protection Team assess the application and that any conditions the Team require are applied to any permission granted.

DM/21/2834 – 111 Bentswood Road

Bentswood

Two storey side extension and single storey rear link extension to existing outbuilding. New double door to existing outbuilding.

No comment.

DM/21/2885 – Gamblemead, Fox Hill

Franklands

Discharge of planning condition no. 5 (re-submission) of planning application DM/17/0331.

No comment.

WSCC/033/21 – Oathall Community College, Appledore Gardens

Application made under Regulation 3. Variation of Condition 1 of planning permission WSCC/070/11/HH for the retention of a temporary classroom for a further 5 years. View details for this planning application at

<https://westsussex.planning.register.co.uk/planning/display/WSCC/033/21>

The Town Council discussed this application and some Members felt that consideration should be given to replacing the temporary building with a permanent, sustainable structure within the next five years.

Week 2

DM/21/1830 – 48 Wickham Way

Heath

Proposed two storey rear extension to replace existing extension.

No comment.

DM/21/2305 – Beaumont House, Frankton Avenue **Franklands**
Convert integrated garage into a kitchen, associated internal alterations and replacement of window in rear of property with bi-fold doorset.

No comment.

DM/21/2723 – Chester House, Harlands Road **Heath**
Erection of 2 storey roof extension to provide 14 flats.

No comment.

DM/21/2857 – 12 Summerhill Close **Heath**
Demolition of existing detached single garage. Construction two storey part side and part rear extension in conjunction with single storey rear extension.

No comment.

DM/21/2884 – 19 Bennetts Rise **Franklands**
1x Oak tree – to pollard at approx. 15 metres.

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

DM/21/2894 – 27 Oathall Road **Heath**
Proposed loft conversion with gable ends and rear dormer.

No comment.

DM/21/2900 – 16 Ashenground Close **Ashenground**
T14 Yew – crown lift by 5 metres from ground level of no. 15 Ashenground Close. Cut back branches by 1–1.5 metres.

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

DM/21/2921 – Land parcel opposite 42 St. Francis Close **Ashenground**
T1 Ash – crown reduce by 2–2.5m to suitable growth points, crown thin 20%, crown lift to 5m over highway and 3.5m over adjacent grass area and neighbouring property, remove all major dead wood and remove basal epicormic growth.

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

DM/21/2939 – 15 Chandlers Field Drive **Lucastes**
Single storey rear extension and loft conversion.

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.

The Town Council notes the comments made by the neighbouring resident at no. 23 Chandlers Field Drive but offers no comment.

Week 3

DM/21/1754 – 37 Gander Hill

Heath

Erection of two bay garage/office – amended block plan received 16.08.2021.

The Town Council notes the submission of an amended block plan (received by Mid Sussex District Council on 16/08/2021) but this does nothing to alter its **strong opposition** to the proposal because of a lack of detail and clarity with regard to the following:

1. total height, including concrete slab;
2. orientation of doors and windows;
3. floor plan;
4. lighting plan, which could affect neighbouring properties;

The Town Council's concerns over drainage may have been addressed by Mid Sussex District Council's Drainage Engineer but the proposal would nevertheless have an overbearing impact on the street scene, neighbouring properties and the character of the Gander Hill area.

DM/21/1775 – 5 Frankton Avenue

Franklands

Retrospective permission for an approx. 2 metre fence along the perimeter of the property.

The Town Council **objects** to this retrospective application for the following reasons:

1. the fence obstructs the sight lines for vehicles exiting Woodridge Close, which means that drivers have to draw out into Frankton Avenue in order to see traffic approaching from the right. This T-junction is a very dangerous junction because of the on-street parking on the south-eastern side of Frankton Avenue, which impacts on the ability of two-way traffic to pass safely;
2. the fence compromises vehicle and pedestrian safety at this important junction, which is close to the Birch Service Station and Princess Royal Hospital in Lewes Road;
3. the fence constitutes an overbearing feature which is out of keeping with the character of the area and has a detrimental effect upon the street scene.

For the avoidance of doubt, the Town Council requests that the fence be removed and that a suitable hedge of appropriate height be reinstated.

DM/21/1939 – 27 Sandy Vale

Ashenground

Two storey side extension. (Revised plans received 17.08.2021.)

The Town Council notes the submission of revised plans (received by Mid Sussex District Council on 17/08/2021) and has no comment to make.

DM/21/2418 – 1–3 Boltro Road

Heath

Change of use from offices to Use Class E, excluding uses E(b) (sale of food and drink for consumption (mostly) on the premises), E(d) (Indoor sport, recreation or fitness), E(e) (medical or health services), E(f) (Creche, day nursery or health services) E(g)(ii) (research and development) and E(g)(iii) (industrial processes). AMENDED DESCRIPTION RECEIVED 18/8/2021.

The Town Council notes the amended description for this application but reiterates its **objection** on the grounds that it supports the Case Officer's decision to refuse the previous application under reference DM/21/0514 and would wish for that decision to be upheld.

DM/21/2652 – 104 Barnmead **Heath**
Remove existing garage and erect a two storey side extension with associated alterations.

No comment.

DM/21/2947 – 39 Balcombe Road **Heath**
Conversion of existing loft space to form office area with en-suite and storage through the installation of new first to second floor stair and rooflights (including Cabrio Balcony Style) to rear elevation. Revised fenestration at ground floor.

No comment.

DM/21/2960 – 14 The Drove **Lucastes**
1x Oak to fell close to ground level.

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

DM/21/2970 – 55 Queens Road **Heath**
Single storey rear extension with 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/21/2991 – Keiley, 2A Turners Mill Road **Heath**
Single storey rear extension.

No comment.

DM/21/2993 – Land at Penland Farm, Hanlye Lane **Lucastes**
Retrospective minor adjustments to play area and landscaping.

No comment.

DM/21/3001 – 38 Fairford Close **Bentswood**
First floor extension and internal alterations.

No comment.

DM/21/3014 – 62 Sydney Road **Heath**
Installation of new 'saw-tooth' roof to existing conservatory.

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/21/3029 – Hayworthe Villa, 2 Market Place **Heath**
Yew Tree – crown lift by 3 metres.

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