

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 20 September 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

Also present: Regarding application number DM/21/3146 – 2 Triangle Road:
the applicants, Jamie and Alison Ross, both of whom had registered to speak in order to give a résumé of their proposals.

51. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Attending another meeting elsewhere
Cllr Mrs C Cheney	Holiday
Cllr S Wickremaratchi	Quarantining in accordance with COVID-19 rules

52. Minutes

The notes of the following meetings of the Planning Advisory Group were confirmed:

- i. Monday, 17th May 2021;
- ii. Monday, 7th June 2021;
- iii. Monday, 28th June 2021;
- iv. Monday, 19th July 2021;
- v. Monday, 9th August 2021;
- vi. Tuesday, 31st August 2021.

53. Substitutes

There were none. With Councillor McPherson (Vice Chairman) acting as Chairman in the absence of Councillor Laband, he nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was **AGREED** unanimously by Members.

54. 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."

55. Planning Appeals

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

Date Decided & References	Site	Description	Decision
26/08/2021 AP/21/0022 APP/D3830/W/21/3267397 (DM/20/3539 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.	Dismissed

They also noted that the following appeal had been **lodged** in respect of MSDC's decision to refuse planning permission:

Date Lodged & References	Site	Description
31/08/2021 AP/21/0050 APP/D3830/W/21/3273696 (DM/20/3539 refers)	45B Wood Ride HAYWARDS HEATH RH16 4NL	Demolition of existing detached garage. Erection of 1 x 6 bedroom, 3 storey detached property and a pair of 4 bedroom, 3 storey semi-detached properties with detached garaging and associated surface parking. Erection of new gates. (Revised Planning, Design and Access Statement received 02.11.2020. Highways Statement 01.12.2020.) (Technical update – swept path analysis and tree report received 01.03.2021.)

56. Licensing Applications

Members noted that the following premises licence application had been **lodged** with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/21/0930 Bestens Brewery Ltd	Premises	Orchards Square The Orchards HAYWARDS HEATH RH16 3QH	New premises licence

57. Comments and Observations on Planning Applications

Members made comments and observations on 26 planning applications as per Appendix 1 attached.

58. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:50pm.

APPENDIX 1

Week 1

DM/21/2555 – 1 Sussex Gardens

Franklands

Oak tree, reduce by 2.5m. Scots Pine x 3, selectively thin back to closest forks on house/garden side by up to 20%.

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

DM/21/3031 – 24 Boltro Road

Heath

Proposed single storey rear extension to replace existing conservatory.

No comment.

DM/21/3034 – 16 Penland Road

Lucastes

Proposed two storey rear extension.

No comment.

DM/21/3035 – Lime Tree Cottage, 11 Western Road

Bentswood

Demolition of existing garage and erection of single storey rear/side extension and loft conversion with rear dormers and 2 no. rooflights to the front elevations.

No comment.

DM/21/3046 – 2 The Spinney, Eastern Road

Bentswood

Construction of 2 no. three bedroom dwellings and alterations to the existing dwelling to include a dormer window to the front and rear elevations.

The Town Council **supports** this application, as it did the previous application under reference DM/20/0851. It is acknowledged that this is a somewhat reduced scheme to that proposed previously and the Town Council reiterates its comments and observations – which remain relevant – as follows:

'This appears to be a sustainable site within the built area of Haywards Heath and thus the principle of development is likely to be allowed. If so, this would constitute windfall residential land supply under section 9.22 HHNP with H8 the relevant policy requirement.

Resident representation has raised relevant planning considerations as Design and Overlooking/Loss of privacy. With over 30 metres between respective properties, this is of less concern in planning terms. However, the developer is required to demonstrate that the application, if permitted does not conflict with the street scene and should not negatively impact upon privacy. Planning statement seeks to address these issues, and the 3D presentation provides a clear pictorial vision of the completed buildings.

Committee supports this application with the support of conditions to control/limit construction hours/deliveries M-F 08:00 to 18:00, Sat 09:00 to 13:00. No work permitted Sundays or Public holidays. The Arboricultural report details significant challenges which must be addressed under the supervision of MSDC tree officers to ensure tree preservation is maintained as a primary objective, and that a re-planting regime be agreed to address any latent/remaining privacy issues.'

In addition, electric vehicle charging points should be provided for the allocated parking areas.

cont.

DM/21/3046 – 2 The Spinney, Eastern Road (cont.)

Bentswood

Because the site is located off a congested residential road where there is high density housing and a high level of on-street parking, it is requested that no works take place until a Traffic Management Plan has been submitted to and approved by Mid Sussex District Council. This is in the interests of site safety, highway safety and residential amenity.

Finally, prior to the commencement of construction and at the applicant's/contractor's expense, a dilapidations report should be done on the public highway in the vicinity of the site access. Any subsequent damage to the public highway that is attributable to construction traffic or works should be remedied upon completion of construction at the applicant's/contractor's expense.

DM/21/3056 – Rear of 21 and 22 Colwell Gardens

Ashenground

Oak (T1) & Sycamore (T2) – reduce all lateral branches by 2/3m. All scrub and bushes at the base of T1 to be removed.

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

DM/21/3066 – Little Haywards Farmhouse, Courtlands

Ashenground

Removal of existing shed and proposed erection of a garden building.

No comment.

DM/21/3074 – 6 Amberley Close

Lucastes

Removal of 1 x Oak tree and replanting.

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

Week 2

DM/21/2976 – Wiston, Coppice Way

Ashenground

1x garage door infill with brick and glazed window to match existing and 1 x garage door replace.

No comment.

DM/21/3048 – 10 George Avenue

Franklands

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.

DM/21/3068 – 90–92 South Road

Heath

Installation of new illuminated fascia signage, 1 no. hanging sign and 1 no. menu board.

No comment.

DM/21/3109 – 7 Ferny Croft

Lucastes

Ground floor wrap-around extension in materials to match existing building with hipped roof.

No comment.

DM/21/3133 – 52 Pasture Hill Road

Lucastes

Garage conversion and change of roof from flat to pitched with rooflights.

No comment.

DM/21/3139 – 133 America Lane

Bentswood

Single storey rear extension and internal alterations.

No comment.

Week 3

DM/21/2585 – 6 Woodstock Place

Bentswood

Proposed loft conversion. Amended plans received 07.09.2021 showing full elevations of two proposed dormers.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 07/09/2021) and has no comment to make.

DM/21/2704 – 41 Perrymount Road

Heath

Proposed two fascia signs on pillars next to each door.

No comment.

DM/21/3042 – Spillane, Franklands Village

Franklands

Proposed single storey extension to the back of the garage/side of the kitchen, for use as a downstairs toilet and utility area.

No comment.

DM/21/3146 – 2 Triangle Road

Ashenground

Proposed two storey side extension.

The Town Council **supports** this application and is of the opinion that the proposed extension would enhance the existing house and would be in keeping with its character.

In the interests of resident amenity and highway safety, it is requested that:

1. works for the implementation of the development (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) be limited to the following times:

Monday–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted.

2. traffic relating to construction – including the parking of contractors' vehicles and deliveries/collection of materials – is controlled by means of a Traffic Management Plan.

DM/21/3159 – 2 Primrose Way

Franklands

Single storey rear extension.

No comment.

DM/21/3174 – The Barn, Balcombe Road

Heath

Over board the existing internal pine cladding with plasterboard. Move one internal door and demolish a section of partition.

No comment.

DM/21/3185 – 37 Perrymount Road **Heath**
White acrylic 'Madisons' sign above window.

No comment.

DM/21/3193 – 2 Bramber Close **Lucastes**
Proposed rear two storey extension.

No comment.

DM/21/3205 – Trees adjacent to and north of Scout Group, The Vic Forster **Franklands**
Centre, Franklands Village
(T1) Monolith Oak. (T2) Ash – fell. (T3) Monolith Oak. (T4) Monolith Oak. (T5) Monolith Oak. (T6) Oak – crown lift by 4m and thin out by 20%.

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

DM/21/3217 – 15 Bridgers Mill **Heath**
T1 Cherry – reduce crown by 1 metre.

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

DM/21/3225 – 11 Blunts Wood Road **Lucastes**
T1 Oak and T2 Oak – crown reduce by 1.5 metres.

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

DM/21/3246 – 24 Fairford Close **Bentswood**
Willow Tree (T1) – pollard to main stem approximately 3m.

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