

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 1 November 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/21/3464 – 45 Western Road:
Mr Nigel Chard, who had registered to speak *against* the application;
Councillor Richard Bates, who had registered to speak *against* the application on behalf of relatives living at the adjoining property, no. 43 Western Road. (*Because Councillor Bates' interest in the application was deemed personal and prejudicial, he played no part in the Committee's consideration or determination of it.*);

Regarding application number DM/21/3591 – land adjoining 31 and 32 Cedar Way:

Mr Adrian Panico;

Mr Simon Stokes, who had registered to speak on behalf of Mr Panico *against* the application.

67. Apologies

There were none.

68. Minutes

The Minutes of the meeting held on Monday, 11 October 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

69. Substitutes

There were none.

70. Members' Declarations of Interest

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all licensing applications under agenda item 5 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee. I declare a personal interest in all planning

cont.

70. Members' Declarations of Interest (cont.)

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 Licensing Committee or 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."

71. 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
04/10/2021 AP/21/0012 APP/D3830/W/20/3263492 (DM/19/0260 refers)	Tavistock and Summerhill School Summerhill Lane Lindfield HAYWARDS HEATH RH16 1RP	Proposed erection of 38 residential dwellings comprising 4 houses and 34 flats with associated internal access, surface-level car parking, landscaping with other infrastructure. Corrected application form, site layout plan, Design and Access Statement and landscaping plans received 21/03/2019. Proposed car parking spaces revised to 77. Amended plans received 30 October showing revisions to Block A and B and additional supporting information.	Dismissed

72. 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/21/1150 Michael Bramble – Bolnore Village Community Partnership	Premises	The Woodside Pavilion 120 Middle Village HAYWARDS HEATH RH16 4GJ	Minor variation – to remove the sale of alcohol and licence conditions relating to the sale of alcohol from the licence.

73. Comments and Observations on Planning Applications

Members made comments and observations on 28 planning applications as per Appendix 1 attached.

74. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:17pm.

Week 1

DM/21/2129

Garage Block Rear Of 34 To 56 America Lane - Bentswood

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)

The Town Council notes the submission of amended plans and additional information (received by Mid Sussex District Council on 04/10/2021). Whilst the Town Council also notes the representations from local residents, particularly regarding the lack of on-site parking provision, it repeats its support for the application and reiterates the response that was previously submitted on 02/07/2021. For the avoidance of doubt, this is as follows:

'The Town Council welcomes and supports this brownfield site application. However, in order to aid refuse collection, it is requested that discreet communal bin storage points are added at each end of the proposed development. To protect resident amenity, collection of refuse must take place after 7:00am.'

In revisiting the application, two further points have come to light which are as follows:

1. in order to future-proof the development, provision must be made for the inclusion of electric vehicle charging points and associated infrastructure;
2. since the development would attract developer Section 106 contributions for local community infrastructure, the Town Council asks that they be allocated towards infrastructure improvements at the America Lane allotment site.

DM/21/3406

29 America Lane - Bentswood

Drop kerb, replacement garage, front porch and bay alteration.

No comment.

DM/21/3415

May Cottage 5 Scrase Hill Terrace Fox Hill - Franklands

Single storey rear extension together with associated internal and external alterations.

No comment.

DM/21/3464

45 Western Road - Bentswood

Demolition of garage and erection of first floor rear extension, single storey rear/side extension, loft conversion with rear dormer and two roof lights to front elevation.

The Town Council **OBJECTS** to this application on the basis that the size and scale of the proposed extension to the rear would give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities of neighbouring residents. Furthermore, it conflicts with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031. The Town Council accepts, to some extent, the principle of development for the roof space.

If consideration is given by the Mid Sussex District Council Case Officer to approve the application, the Town Council asks that a light survey be delivered – to protect resident amenity – and that 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.

DM/21/3497

30 Sydney Road - Heath

T1 - reduce prunus by 1m all over and shape. T2 - reduce prunus in hedge line back to hedge height by 4-5m. T3 - reduce smaller prunus by 0.5m all over and shape. T4 - relocate black cherry 5m to south.

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

DM/21/3516

Former Sunte Farmyard Birchen Lane - Heath

Modify and repair existing Byre Building, Excavate and extend Cow Shed towards courtyard, modify roof pitch to allow space for garaging 3 cars, block up 2 existing doors and 2 large window openings, overboard with new timber cladding to west elevation, New walls with timber cladding and timber boarded sliding garage doors to courtyard (east) elevation and level and resurface the courtyard with porous surfacing material.

No comment.

DM/21/3518

Former Sunte Farmyard Birchen Lane - Heath

Modify and repair existing Byre Building, Excavate and extend Cow Shed towards courtyard, modify roof pitch to allow space for garaging 3 cars, block up 2 existing doors and 2 large window openings, overboard with new timber cladding to west elevation, New walls with timber cladding and timber boarded sliding garage doors to courtyard (east) elevation and level and resurface the courtyard with porous surfacing material

No comment.

DM/21/3535

17 Greenhill Way - Franklands

Erection of two-storey side/front extension.

No comment.

DM/21/3550 **South Of 1 Franklynn Court Franklynn Road - Bentswood**
T1 Yew - Crown lift to 4 meters over car park area, remove broken and dead branches.

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

Week 2

DM/21/2766 **Flat 22 Anscome House Great Heathmead - Lucastes**
Replacement of original lounge wooden framed windows and aluminium balcony sliding doors. With like for like design but modern energy saving materials.

No comment.

DM/21/3128 **Pennington House Franklands Village - Franklands**
Replacement of pitched and flat roof coverings, fascia/soffit boards and rain water goods.

No comment.

DM/21/3424 **7 Oldfield Drive - Franklands**
Single storey rear extension and internal alterations on the ground floor.

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/21/3459 **Cranley Rocky Lane - Ashenground**
Single storey 2-bed loft conversion with shower room.

No comment.

DM/21/3489 **Rosebank 11 Gander Hill - Heath**
Single storey rear extension with internal alterations and landscaping.

No comment.

DM/21/3523 **Trees South Of Centenary Hall St Wilfrids Way - Heath**
2 x Sycamore Trees - Lift crowns by up to 6m from ground level and remove leaning limb from Tree T1.

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

DM/21/3532 Birchen Barn 20 Birchen Lane - Heath
T1 Oak - cut back lower-hanging encroaching branches by approximately 2 metres.
The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

DM/21/3533 High Trees 54A Lewes Road - Franklands
Single storey side and rear extension for a gym and swimming pool.
No comment.

DM/21/3578 91 Harlands Road - Lucastes
Single storey side extension and a single storey rear extension.
No comment.

DM/21/3591 Land Adjoining 31 And 32 Cedar Way – Franklands
Erection of 1no 1 bedroom detached dwelling.
The Town Council **OBJECTS** to this application in the strongest terms possible and the reasons for this are as follows:

- it represents a speculative and opportunistic attempt at 'back' garden development;
- the proposal is unneighbourly and would give rise to an overdevelopment of the site;
- the design, form and scale of the proposed development would cause significant harm to the area, which would be detrimental to the amenities of existing residents and of future occupants of the dwelling;
- it conflicts with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

Week 3

DM/21/3347

CAFE ROUGE 33 The Broadway - Heath

Re-siting the DDA access ramp to the side, bringing forward the seating area on the left hand side, to match that of the right; a new timber pergola on right hand side area with heating and lighting.

The Town Council considers this application as complementary to DM/21/3349 and therefore maintains its **support** for the proposed works to the premises by reiterating the response that was submitted for DM/21/3349, i.e.

'The Town Council notes that the quality of the proposed changes meets the requirements of the Mid Sussex (District Council) Design Guide Supplementary Planning Document and sympathetically enhances the visual amenity of the premises. The Town Council welcomes the positive steps this establishment has taken to improve the attractiveness of The Broadway location through the planning process and strongly **supports** this application.'

Furthermore, from the exterior lighting impact report that has been submitted with this latest application, the Town Council is pleased to see that LED lamps with a colour temperature of 2700K ('warm white') have been suggested.

DM/21/3597

Muster House 12 Muster Green North - Heath

1 X Ash removal. 3 x Maple reduce height by 3 meters.

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

DM/21/3630

Witts End Franklands Village - Franklands

Addition of photovoltaic solar panels to front and flank elevations.

No comment.

DM/21/3641

24 Fox Hill Village - Franklands

Proposed single storey rear extension.

No comment.

DM/21/3647

Maytrees Cottage Fox Hill - Franklands

Extend and convert existing garage and conservatory to form annexe.

No comment.

DM/21/3657

74 Sheppeys - Ashenground

Ground floor 4m rear extension and front porch extension.

No comment.

DM/21/3659

12 Gander Hill - Heath

Demolish existing conservatory and erect a single storey side extension

No comment.

DM/21/3670

Ash Tree Cottage 19 Farlington Close - Bentswood

Ash Tree - Fell due to Ash Die Back and replace with Silver Birch in front garden.

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

DM/21/3680

20 Balcombe Road - Heath

Demolish existing outbuilding and rebuild to match existing.

No comment.