

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Monday, 22 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: Councillor R S Bates;

Regarding application number DM/21/3146 – 2 Triangle Road:  
Mr Ron Brackston, who had registered to speak *against* the application.

#### 75. Apologies

The following apology was received:

Member	Reason for Absence
Cllr Mrs S J Inglesfield	Family celebration

#### 76. Minutes

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

#### 77. Substitutes

Councillor Bates substituted for Councillor Mrs Inglesfield.

#### 78. 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 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."

**cont.**

**78. Members' Declarations of Interest (cont.)**

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."

Councillor Richard Bates 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."

One other declaration was made as follows:

<b>Member</b>	<b>Application No.</b>	<b>Location</b>	<b>Nature of Interest</b>
Cllr M J Pulfer	DM/21/3785	6 Burma Close	Is the applicant  <i><b>Cllr Pulfer left the Council Chamber and took no part in the consideration of this application</b></i>

**cont.**

## 79. Planning Appeals

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

Date Decided & References	Site	Description	Decision
28/10/2021 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.)	Dismissed
08/11/2021 AP/20/0041 APP/D3830/W/20/3271531  (DM/20/1924 refers)	47 Wivelsfield Road HAYWARDS HEATH RH16 4EN	Construction of a three bedroom dwelling with associated landscaping	Dismissed

## 80. Licensing Applications

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

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/21/1322  BTG Licenceco Ltd	Premises	Café Rouge 33 The Broadway HAYWARDS HEATH RH16 3AS	Minor variation – changes to the layout of the premises
LI/21/1353  Haywards Heath Town Football Club	Premises	Hanbury Park Stadium Allen Road HAYWARDS HEATH RH16 3PT	New Premises Licence

## 81. Comments and Observations on Planning Applications

Members made comments and observations on 33 planning applications as per Appendix 1 attached.

**82. Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 8:20pm.

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## APPENDIX 1

### Week 1

#### **DM/21/3193 – 2 Bramber Close**

**Lucastes**

Proposed rear two storey extension. (Revised plans showing corrected red line boundary received 26.10.2021.)

The Town Council notes the submission of revised plans (received by Mid Sussex District Council on 26/10/2021) and has no comment to make.

#### **DM/21/3334 – 39 Balcombe Road**

**Heath**

Reduce 2x Sycamores back to old points, approximately 4m.

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

#### **DM/21/3623 – Hurstwood Place, Hurstwood Lane**

**Franklands**

Two storey north extension for wheelchair accessible annexe on ground floor and home office on first floor, detached single storey hydrotherapy pool house, detached shed, 2 no. detached greenhouses, and associated hard and soft landscaping for accessibility.

No comment.

#### **DM/21/3676 – 1 and 2 Heath Square, Boltro Road**

**Heath**

Class MA. Change of use of two office blocks to provide 15 residential units (use class C3).

No comment.

#### **DM/21/3704 – 35 Quarry Hill**

**Lucastes**

Single storey front extension, entrance stair and 1<sup>st</sup> floor dormer.

No comment.

#### **DM/21/3742 – 8 Farm Cottages, Parkfield Way**

**Lucastes**

Replacement of existing conservatory with single storey rear extension and sky lights.

No comment.

#### **DM/21/3743 – 3 Lucastes Avenue**

**Lucastes**

Cupressus Tree – fell.

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

#### **DM/21/3754 – Cleavewater, Fox Hill**

**Franklands**

Amendment to previous approval DM/20/4148 (conversion of outbuilding with alterations to roof, windows and doors) to allow part reconstruction of structures.

No comment.

#### **DM/21/3760 – 49 Oathall Road**

**Heath**

Hazel (G1) – coppice, goat willow (T2) – fell, purple plum (T3) – fell, 2 x holly, (T3 & 4) – fell.

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

## DM/21/3763 – Cross Construction Development Site, Rocky Lane

Ashenground

The proposal is to erect 9 apartments within a single three storey building, along with access, parking and landscaping.

In spite of the offer of three units of affordable housing, the Town Council **objects** to this application for the following reasons:

- it would give rise to an overdevelopment of the site;
- it would reduce agreed landscape amenity and green space for existing residents and would result in parking congestion issues that would spill over on to the public space outside in the roadway;
- the building would result in an overbearing form of development which would be too near the A272 relief road and a monstrous feature at one of the key entry points into the town;

In the event that the application is granted permission, the Town Council requests that it be subject to the following conditions:

1. in view of the likely increase in vehicle movements to and from the apartments, the short stretch of Old Rocky Lane leading from the roundabout on the A272 relief road to the development must be upgraded so that it provides a proper continuous pavement for pedestrians as far as the footpath to Bolnore Village. At present, the pavement ceases shortly after exiting the A272, compelling motorists and pedestrians to use the same part of the highway, which is potentially hazardous and detrimental to highway safety;
2. street lighting provision along the short stretch of Old Rocky Lane should be improved for the benefit of pedestrians and highway safety in general. Care must be taken to ensure that any scheme does not cause undue light pollution for nearby residents;
3. the number of proposed on-site car parking spaces is inadequate and must be increased to ensure that parking does not spill out of the development on to Old Rocky Lane;
4. the design of the apartments should incorporate a scheme for solar panels (as unobtrusive as possible);

Reason: to accord with Policy DP39 of the Mid Sussex District Plan (MSDP) 2014–2031;

5. electric vehicle charging points should be provided in the allocated parking area and ducting should be laid in order for any remaining parking spaces to be upgraded in the future;

Reason: in the interests of sustainability and as a result of the Government's 'Road to Zero' strategy, and to accord with Policy DP39 of the MSDP 2014–2031;

6. developer Section 106 contributions for local community infrastructure are allocated towards the proposed Country Park on land off of Hurstwood Lane.

Finally, the Town Council asks that Mid Sussex District Council review the ecological status of the site, given its previous status first as a reptile receptor site and then as a site from which reptiles – mainly slow worm and common lizard – were translocated.

## Week 2

### DM/21/3146 – 2 Triangle Road

Ashenground

Proposed two storey side extension. (Amended plans received 05/11/2021.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 05/11/2021) and reiterates its **support** for this application. For the avoidance of doubt, the response that was previously submitted on 27/09/2021 is as follows:

'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.'

However, the Town Council does have concerns relating to neighbouring access – for (even) nos 4–16 Triangle Road – and asks that the Mid Sussex District Council Case Officer ensure that the plans facilitate permanent access for neighbouring property owners.

### DM/21/3347 – Café Rouge, 33 The Broadway

Heath

(Amended description 02.11.2021.) 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. Increase in the height of the existing front boundary wall with new ironwork entrance arch.

The Town Council notes the amended description and reiterates its **support** for this application. For the avoidance of doubt, the response that was previously submitted on 08/11/2021 is as follows:

'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.'

The Town Council notes the relatively large number of resident objections relating to the conflict with the outside seating at the neighbouring barbers' business, Broadway Barbers (31 The Broadway). However, if the proprietors of Broadway Barbers were to make a planning application to regularise

**cont.**

**DM/21/3347 – Café Rouge, 33 The Broadway (cont.)**

**Heath**

the use of the seating/bench and site it further away from their premises towards the road, in a position where it would prevent vehicle parking and would not impede access to the disabled ramp at Café Rouge, the Town Council would like to support that.

**DM/21/3448 – 26 Edward Road**

**Ashenground**

Front porch and first floor bathroom extension.

No comment.

**DM/21/3613 – 31 Wealden Way**

**Lucastes**

Beech Tree – thin by 20%.

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

**DM/21/3647 – Maytrees, Fox Hill**

**Franklands**

Extend and convert existing garage and conservatory to form annexe. Please note amended address.

The Town Council notes the amended address and has no comment to make.

**DM/21/3654 – 1-18 The Heights, Church Road**

**Heath**

Replacement of 82 windows and two corner windows consisting of 6 panels each (all windows and balcony doors in the building). The existing aluminium windows with white frames are to be replaced with uPVC white chamfered sash frames with white chamfered beads.

No comment.

**DM/21/3730 – 20 Southdown Close**

**Ashenground**

Side and rear single storey extensions with rear rooflights.

No comment.

**DM/21/3775 – 41 Perrymount Road**

**Heath**

Installation of kitchen extraction unit, including odour control, silencer and ducting.

The Town Council asks that the 'hours of operation' condition recommended by Mid Sussex District Council's Environmental Protection Team be applied to any approval of this application. For the avoidance of doubt, the condition recommended is as follows:

'all plant and machinery to only operate between the hours of 07:00 hours and 23:00 hours.'

**DM/21/3785 – 6 Burma Close**

**Franklands**

Mature Oak Tree, Yew Tree, and Hazel to reduce by approximately 6 metres.

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

**DM/21/3806 – 13 America Lane**

**Bentswood**

Hip-to-gable loft extension with rear dormer.

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/21/3813 – 1 Rushwood Close** **Franklands**  
Proposed single storey extension to front elevation to enlarge existing cloakroom into an accessible shower room.

No comment.

**DM/21/3822 – 40 and 42 Lucastes Avenue** **Lucastes**  
x1 Ash tree – fell. x1 Sycamore tree – fell. x1 Hazel tree – fell.

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

**DM/21/3830 – 49 Turners Mill Road** **Heath**  
Proposed two storey rear and side extension over existing garage.

No comment.

**DM/21/3848 – Birch End, Franklands Village** **Franklands**  
T1 – Silver Birch (dead/dying), fell to ground level.

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

### Week 3

**DM/21/3786 – 9 Kendall Court, Southdowns Park** **Franklands**  
Installation of two rooflights in existing roof.

No comment.

**DM/21/3791 – 9 Kendall Court Southdowns Park** **Franklands**  
Installation of two rooflights in existing roof.

No comment.

**DM/21/3824 – 2 Greenhill Way** **Franklands**  
Demolition of 2 outbuildings and erection of a detached double garage.

No comment.

**DM/21/3850 – North View, Haywards Road** **Ashenground**  
Proposed 2 no. front dormers.

No comment.

**DM/21/3852 – 1 Calbourne** **Heath**  
x2 Beech Trees (T1 and T2) reduce by 3 metres and Yew Tree reduce canopy by 2 metres.

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

**DM/21/3861 – 34 Sergison Road** **Lucastes**  
New single storey porch extension and garage conversion.

No comment.

**DM/21/3871 – Cleavewater, Fox Hill**  
Part conversion part rebuilding of outbuildings.

**Franklands**

No comment.

**DM/21/3894 – 2 The Spinney, Eastern Road**

**Bentswood**

Removal of a window. Infilled with brick to match the existing elevation. Installation of one Velux window to the roof.

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/21/3923 – 24 Wealden Way**

**Lucastes**

1 x Maple tree (T1) to front of house, reduce crown by 2m, as grown very large and blocking light to property.

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

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