

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 24 January 2022

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

100. Apologies

The following apology was received:

| Member | Reason for Absence |
|--------------------|--------------------|
| Cllr R A Nicholson | Work commitment |

101. Minutes

The Minutes of the meeting held on Tuesday, 4 January 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

102. Substitutes

There were none.

103. 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."

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

cont.

103. Members' Declarations of Interest (cont.)

the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

104. Planning Appeals

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

| Date Lodged & References | Site | Description |
|---|---|--|
| 04/01/2022 AP/22/0001 APP/D3830/D/21/3288956 (DM/21/1775 refers) | 5 Frankton Avenue HAYWARDS HEATH RH16 3QX | Retrospective permission for an approx. 2 metre fence along the perimeter of the property. |

They also 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 |
|---|--|--|-----------------|
| 13/01/2022 AP/21/0034 APP/D3830/W/21/3269094 (DM/20/1470 refers) | Workshop & Garages North Road HAYWARDS HEATH RH16 3NJ | Demolition of existing buildings and cessation of existing commercial uses (B1/B8 use) and redevelopment of site to provide 6 new dwellings (C3 use), comprising 5 x terraced units and 1 x detached unit, together with associated car parking and landscaping. Existing accesses from Eastern Road and North Road to be retained. (Amended drawings received on 13.08.2020 to include angled window to bed 1 of plot 6, full hipped roofs to plots A and E and section to show the south-west elevation of plot 6.) Additional information received on 29.09.2020. | Allowed |

cont.

104. Planning Appeals (cont.)

Regarding the Appeal Decision Notice, Councillor Laband informed the Committee that it was ambiguous as to whether or not the Inspector intended the appellant to make a contribution of £5,310 towards the proposed country park, allotments and cemetery on land off Hurstwood Lane (*paragraphs 34. and 35. of the Appeal Decision Notice refer – see below*). He had asked the Town Clerk to challenge this and to report back to Members on the outcome.

Extract from Inspector's Appeal Decision dated 13 January 2022:

'34. The UU (Unilateral Undertaking) requires the payment of £5,310 towards a proposed country park and/or proposed allotments and cemetery at Hurstwood Lane. Clarification has been provided to explain there is a shortfall in allotments and the cemetery in Western Road is almost full. There is an aging population and the increase in population resulting from the proposal would increase demands for both facilities. I have been referred to parts of the HHNP (Haywards Heath Neighbourhood Plan) and the Council's Development Infrastructure and Contributions Supplementary Planning Document (2018) which states the need for these facilities, refers to allocated land off Hurstwood Lane for those facilities, and explain how this financial contribution was calculated based on the expected occupancy of the proposal. However, no information has been provided in respect of a proposed country park. Based on the information provided, I cannot confirm the contribution in respect of a proposed country park meets the statutory tests.

35. With the exception of the financial contributions towards a proposed country park at Hurstwood Lane, I am satisfied that the financial contributions set out in the UU would be essential to make the proposal acceptable in planning terms, are directly relevant to the proposal, and are fairly and reasonably related in scale and kind to the proposal. The proposal would therefore accord with Policy DP20 of the MSDP (Mid Sussex District Plan), which requires developers to contribute towards the infrastructure and mitigation measures made necessary by their development proposals through the use of planning obligations, amongst other things.'

105. 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/21/1611 Barber & Barber Ltd | Premises | Not Another Barber Shop 63 Perrymount Road HAYWARDS HEATH RH16 3BN | New Premises Licence |

106. Comments and Observations on Planning Applications

Members made comments and observations on 19 planning applications as per Appendix 1 attached.

107. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:53pm.

APPENDIX 1

Week 1

DM/21/3489 – Rosebank, 11 Gander Hill

Heath

Single storey rear extension with internal alterations and landscaping. (Revised existing elevations received 14.12.2021.) (Revised proposed elevations received 17.12.2021.)

The Town Council notes the submission of revised plans regarding the existing and proposed elevations (received by Mid Sussex District Council on 14/12/2021 and 17/12/2021 respectively) and has no comment to make.

DM/21/4312 – 65 Penland Road

Heath

Two-storey front extension, single storey rear extension and part garage conversion together with associated internal and external alterations.

No comment.

DM/21/4331 – 138 Barnmead

Heath

Ground floor and first floor extensions. Internal alterations to include conversion of existing integrated garage. Demolish existing lean-to.

No comment.

DM/21/4342 – 31 Sheppeys

Ashenground

Single storey side and front extension with pitched roof, including a new window, glazed doors and rooflights to the rear ground floor walls.

No comment.

DM/21/4374 – The Vicarage, Franklands Village

Franklands

T1 – Apple – fell.

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

Week 2

DM/21/4034 – 46 Lucastes Avenue

Lucastes

Two-storey rear extension and alterations to single storey extension roof (resubmission of DM/21/2352).

No comment.

DM/21/4295 – 2 Lucastes Lane

Lucastes

Demolition of the existing dwelling and outbuilding, and erection of new dwelling and annexe in its place.

No comment.

DM/21/4366 – 38 Western Road

Bentswood

Single storey extension to the rear and first floor extension to the side of the property and extension to drop kerb from road.

No comment.

DM/21/4369 – Mulberry Cottage, Colwell Road
Single storey rear extension.

Franklands

No comment.

DM/22/0007 – Land at Oakwood Court, Amberley Close

Lucastes

Full planning permission for 6 new parking spaces at Oakwood Flats, Amberley Close, Haywards Heath, RH16 4BG.

The Town Council is disappointed to see this application come through because the applicant had ample opportunity to submit this proposal in the original application for the site – DM/20/1503 – which was approved despite the Town Council's objections.

The Town Council is concerned that the proposal constitutes overdevelopment of the site and would potentially reduce biodiversity on the site. However, if approved, it is requested that a permeable Grasscrete-type surface be laid in order to maintain natural drainage.

DM/22/0014 – 88 Sandy Vale

Ashenground

Removal of existing attached garage and single storey side extension, proposed 2 storey side extension with attached front porch and full width single storey rear extension and associated interior alterations.

No comment.

DM/22/0040 – Southside, 16 Paddockhall Road

Lucastes

Norway Maple (T1, T2, T3 and T4) – reduce by 2.0m to previous pruning points. Cherry Tree (T5) – reduce by 2.0m.

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

DM/22/0043 – 12 Church Avenue

Heath

Demolition of existing side and rear single storey extension. Construction of rear two-storey extensions, as well as rear/side single storey extension and internal alterations.

No comment.

DM/22/0049 – 45 Cattswood Lane

Lucastes

Side extension, floor plan redesign and associated works.

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.

Week 3

DM/21/4148 – 47 Lucastes Avenue

Lucastes

Demolition of existing garage, new two-storey side extension in line with application previously granted DM/20/0781.

No comment.

DM/22/0066 – 21 Wickham Way

Heath

Single storey rear extension.

No comment.

DM/22/0087 – 38 Summerhill Close

Heath

Demolition of existing conservatory. Construction of single storey rear and side extension.

No comment.

DM/22/0108 – Former site of 2–6 The Broadway

Heath

Variation of condition 2 relating to DM/20/1388 to allow for minor material amendments.

The Town Council is happy to **support** the variation. However, for the absence of doubt, the movement of the bins to the external area means they should not be visible from the public realm and should conform with the amended plans as submitted.

DM/22/0149 – 4 Grosvenor Hall, Bolnore Road

Lucastes

Beeches (T17, T19, T20) – reduce lower limbs where excessively long by a maximum of 2m. Oak (T18) – reduce lower couple of limbs where excessively long by a maximum of 2m. Oaks (T58, T59, T63, T64, T77) – remove deadwood and some outlying living branches to be pruned back to the rest of canopy, to natural target growth points.

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