

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 7 March 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

Also present: Regarding application number DM/22/0389 – Perfect Start Day Nursery, The Barn, Parkfield Way:
Ms Naomi Bray and Mr Xoan-Carlos Leon, both of whom had registered to speak *against* the application.

116. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Holiday
Cllr R A Nicholson	Work commitment
Cllr S Wickremaratchi	Unwell

117. Minutes

The Minutes of the meeting held on Monday, 14 February 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

118. Substitutes

There were none. However, with Councillor McPherson (Vice Chairman) acting as Chairman in the absence of Councillor Laband, Councillor Mrs Cheney nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was seconded by Councillor Mrs Inglesfield and **AGREED** unanimously by Members.

119. 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." **cont.**

119. Members' Declarations of Interest (cont.)

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr A C McPherson	DM/22/0389	Perfect Start Day Nursery, The Barn, Parkfield Way	Personal <i>Cllr McPherson withdrew from the meeting whilst this item was being considered and temporarily handed over chairmanship to Cllr Pulfer</i>

120. Planning Appeals

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

Date Decided & References	Site	Description	Decision
14/02/2022 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.	Dismissed

121. Licensing Applications

There were none.

122. Comments and Observations on Planning Applications

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

123. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:10pm.

APPENDIX 1

Week 1

DM/21/2202 – 59–63 South Road

Ashenground

Change of use of second floor and addition to remaining second floor, extensions to third and fourth floors to provide 6 no. 1-bed and 9 no. 2-bed flats.

Whilst the Town Council commends the inclusion of more residential accommodation in the town centre, after due consideration it **OBJECTS** to this particular application for the following reasons:

1. the proposed extension to create third and fourth floors would result in an overdevelopment of the site and would be contrary to Policies E9 and H8 of the Haywards Heath Neighbourhood Plan;
2. the proposal would give rise to an overbearing and discordant form of development which would dominate the adjacent United Reformed Church and would be detrimental to the streetscape of South Road in general;
3. the provision of only 5 on-site parking spaces is inadequate for the development proposed and would add to the pressure for on-street parking in a locality where there is insufficient capacity.

The Town Council would welcome the submission of a revised proposal which incorporates **a)** a more appropriate height for the building, i.e. lower, and **b)** a more aesthetic design which integrates the retail frontage with the floors above.

DM/22/0170 – 15 College Road

Heath

Single storey rear extension with new Velux.

No comment.

DM/22/0389 – Perfect Start Day Nursery, The Barn, Parkfield Way

Lucastes

Variation of condition no. 8 of allowed Appeal AP/18/0032 (planning ref. DM/17/0857) to change the outdoor playtime hours of 9am–5pm to the full opening hours of 7.30am–6.15pm.

The Town Council **OBJECTS** to this application on the grounds that extending the outdoor playtime hours to the full opening hours of 7:30am to 6:15pm would be detrimental to the amenities of residents living nearby, with particular regard to noise and disturbance.

Paragraph 25. of the Planning Inspector's Appeal Decision Notice dated 04/09/2018 (Mid Sussex District Council Appeal reference AP/18/0032 and Planning reference DM/17/0857) states the following:

'I note the appellant wishes to use the outdoor play area over the full operational day, 07:30 to 18:30. However, I consider this would extend outdoor play activity to times of the morning and early evening when local residents would expect to enjoy a reasonable level of tranquillity. However, the reduced outdoor play times of 09:00 to 17:00, as suggested by the Council, would ensure that adjoining occupiers would not be disturbed by child play noise at these morning and early evening times of the day.'

The Inspector stipulated condition no. 8) in order to safeguard the relative peace and quiet that residents could reasonably expect to enjoy in the early morning and late afternoon. There is no reason for that expectation to have changed and so the Town Council believes the application should be refused and the original condition upheld.

DM/22/0408 – 25 Summerhill Close**Heath**

Proposed variation to planning condition number 3 relating to planning application DM/20/3685

No comment.

DM/22/0413 – 5 Eastern Road**Bentswood**

Demolition of existing conservatory and addition of new rear and side extensions.

No comment.

DM/22/0434 – 363 Franklands Village**Franklands**

1 x Bird Cherry (*Prunus avium*) – remove overhanging 20cm limb across public footpath and neighbouring garden.

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

DM/22/0448 – The Coach House, 5 Bolnore Road**Lucastes**

Conifer Trees x 3 (G1) – reduce by approx. 4 metres in height and trim sides. Lawson Cypress x 2 (T2 and T3) – fell. Lawson Cypress (T4) – reduce by approx. 8 metres leaving an approx. 4.5 metre tall stem. Eucalyptus (T5) – re-pollard removing approx. 3 metres of new growth only. Portuguese Laurel and Cherry Laurel, (G6) – reduce by approx. 4 metres.

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

Week 2**DM/22/0007 – Land at Oakwood Court****Lucastes**

Full planning permission for 6 new parking spaces at Oakwood Flats, Amberley Close. Amended plans received 04.02.2022 showing reduction in the number of proposed parking spaces to 5.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 04/02/2022) showing a reduction in the number of proposed parking spaces to 5 and has no comment to make.

DM/22/0450 – 65 Sheppeys**Ashenground**

Demolition of existing garage and erection of a single storey outbuilding to the rear of the applicant's garden, to accommodate a home gym and study.

No comment.

DM/22/0469 – The Mews Vets Ltd, 4 Haywards Road**Ashenground**

Proposed replacement single storey rear lobby to include WC and consulting room.

No comment.

DM/22/0475 – 89 Penland Road**Heath**

Demolition of the garage and workshop, construction of single storey rear and front extension, two-storey side extension, together with associated internal and external alterations.

No comment.

DM/22/0491 – 25 Gatesmead**Heath**

Proposed single storey rear extension and wider front door frame.

No comment.

DM/22/0505 – 44 College Road

Heath

Demolition of existing garage and proposed single storey rear extension.

No comment.

DM/22/0518 – 62 Lewes Road

Franklands

G1 – 2 x Portuguese Laurel, 3 x Holly, 3 x Robinia – remove, T1 – P. Laurel – remove, T2 – P. Laurel – remove, T4 and T5 – Robinia – remove, T6 – Collapsed and partially failed Conifer stand – remove, T7 – Conifer group – reduce by 40% in height (5m), T8 – Willow (?) – remove, T9 – Holly – remove, T10 – Cherry – remove, T11 – Prunus – remove, T12 – Prunus – remove, T13 – Oak – remove, T14 – Oak – remove, T15 – Acer (?) – remove, T16 – Hazel – remove, T17 – Hazel – remove, T18 – Oak – remove, T19 – Willow – remove.

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

DM/22/0562 – 4 The Willows, Colwell Road

Franklands

1 x Sweet Chestnut – remove the lowest limb overhanging the car park.

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

Week 3

DM/22/0420 – 8 Haywards Road

Ashenground

To install a 10 x 6 feet summer house on an 8 x 11 feet concrete base at the bottom of the west facing garden.

No comment.

DM/22/0424 – Birch Cottage, Bolnore Farm Lane

Lucastes

Single storey extension to the rear of the dwelling.

No comment.

DM/22/0485 – 25 Lincoln Wood

Lucastes

Proposed pitched roof extension incorporating a Juliet balcony to the front elevation. New bedroom window and Juliet balcony to rear elevation. External walls improvements including increased insulation and white render in place of tile hanging.

No comment.

DM/22/0606 – Lynchets, 34 Fox Hill Village

Franklands

Demolition in part of existing catslide roof and flank wall, construction of two-storey front extension, single storey rear extension, two-storey side extension together with associated internal and external alterations.

No comment.