

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Tuesday, 19 April 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/22/0596 – NCP Ltd, Harlands Road Car Park, Harlands Road:

Eileen Jacques, Jane Wheatley, Catherine Keith and Richard Chitty, all of whom had registered to speak *against* the application;

Brendan Coakley, on behalf of Frontier Estates (the applicant), who had registered to speak in order to make a short presentation *in support* of the application and to answer any questions;

8 members of the public – mainly from Great Heathmead – who were attending in order to observe the Committee's consideration of the proposals.

#### 132. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Family commitments
Cllr A C McPherson	Holiday
Cllr R A Nicholson	Work commitment

#### 133. Minutes

The Minutes of the meeting held on Monday, 28 March 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 134. Substitutes

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

**135. 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."

**136. Planning Appeals**

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

<b>Date Decided &amp; References</b>	<b>Site</b>	<b>Description</b>	<b>Decision</b>
22/03/2022 AP/21/0068 APP/D3830/W/21/3280552  (DM/20/4509 refers)	1 Beech Hill HAYWARDS HEATH RH16 3RY	New 3 bedroom dwelling in the existing garden.	Dismissed

**137. Licensing Applications**

There were none.

**138. Comments and Observations on Planning Applications**

Members made comments and observations on 25 planning applications as per Appendix 1 attached.

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

There were none.

The meeting closed at 8:42pm.

## APPENDIX 1

### Week 1

#### **DM/22/0860 – Tennis Courts, Victoria Park, South Road**

**Ashenground**

Proposal is to retain the existing timber-framed clubhouse with minor elevational changes to incorporate new windows and doors.

*No change to the comments already made at the previous meeting of the Planning Committee held on 28 March 2022:*

'The Town Council **SUPPORTS** this application, and obviously shares the applicants' disappointment that their original aspiration to deliver a larger, improved clubhouse could not be delivered for financial reasons.'

#### **DM/22/0937 – 38 Summerhill Close**

**Heath**

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

No comment.

#### **DM/22/0938 – 31 Wood Ride**

**Ashenground**

Proposal to convert the loft with a hip to gable and 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/22/0951 – 4 Lucas Way**

**Lucastes**

T1 Bay – reduce by 5m, T2 Yew – reduce by 3m, T3, T4, T5, T6 – remove x4 Portuguese Laurel, T7 Ash – reduce as by 10m, T8 Oak – reduce by 5m, T9 Maple – reduce by 5m, T10 Holly – reduce by 5m.

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

#### **DM/22/0952 – 43 Greenhill Way**

**Franklands**

Convert and extend existing garage to create additional bedroom and shower room with improved accessibility and revised external storage space.

No comment.

#### **DM/22/0960 – 19 Fairford Close**

**Bentswood**

T1 Monkey Puzzle – reduce crown height by approximately 2 to 2.5 metres.

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

#### **DM/22/0963 – 201 Hoblands**

**Franklands**

Alterations to existing rear projection, part garage conversion, reconstruction of front porch.

No comment.

#### **DM/22/0964 – 73 Kents Road**

**Ashenground**

Proposed single storey extension to the rear of the house.

No comment.

## Week 2

### **DM/20/0965 – Braydells, Hurstwood Lane**

**Franklands**

Erection of a 3-storey detached dwelling house and garage; landscaping; and diversion of drainage ditch. (Additional drainage details submitted 15/6/20.) (Viability Review received 03/02/21.)

*No change to the comments already made at the previous meeting of the Planning Committee held on 28 March 2022:*

'The Town Council maintains its **OBJECTION** to this application and reiterates its previous consultation response – which was submitted on 09/07/2020 – as follows:

'The Town Council acknowledges that this bonus plot appears to be just inside the Haywards Heath built-up area boundary as determined by the local planning authority, i.e. Mid Sussex District Council (MSDC). Nevertheless, Members note yet another amendment/submission for this plot, this time being additional drainage details received by MSDC on 15/06/2020.

The Town Council repeats its previous strong opposition comments as follows:

This application site has visited the Planning Committee on numerous occasions, evidenced by the following list:

- DM/17/3116 – 2 houses;
- DM/19/0206 – amended application for 4 dwellings;
- DM/19/3121 – add on a bonus floor to each dwelling;
- DM/20/0965 – house number 5 added to the application site.

The Town Council remains disappointed by the commercial persistence to extract further value from this curtilage/semi-rural location and remains resolute to opposing further development of this site. Rather than waste further resources, we repeat ad nauseum our previous comments, and further ask that MSDC Officers examine whether there is linked development to this application which would trigger much needed S106 contributions which would benefit the wider community?'

Furthermore, the Town Council notes the requirement from MSDC's Drainage Engineer that if permission is granted, the property be connected to the public sewerage system.'

### **DM/22/0983 – 24 Bentswood Road**

**Bentswood**

Demolition of existing sunroom, single storey rear extension and annexe in the garden ancillary to the main dwelling, together with associated internal and external alterations.

No comment.

### **DM/22/0999 – 24 Bentswood Road**

**Bentswood**

Creation of a rear dormer together with all associated internal and external alterations.

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/22/1023 – 86 Penland Road**

**Heath**

Removal of existing conservatory and construction of new single storey rear extension.

No comment.

**DM/22/1030 – 110 Penland Road**

**Heath**

First floor side extension, single storey rear extension and replacement front porch.

No comment.

**DM/22/1032 – 5 Lucastes Avenue**

**Lucastes**

Oak tree – remove 3 branches overhanging rear garden of 15 Wychperry Road.

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

**DM/22/1033 – 34 Lucastes Road**

**Lucastes**

Pine trees x5 – reduce by 2–3 metres off tops of trees.

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

**Week 3**

**DM/22/0070 – Jewson Builders Merchants, 37 Bridge Road**

**Heath**

Lean-to extension to rear of warehouse building.

No comment.

**DM/22/0596 – NCP Ltd, Harlands Road Car Park, Harlands Road**

**Lucastes**

The clearance of the site and construction of a building containing 64 residential apartments (48x 1-bed, 16x 2-bed) with associated access, car parking, landscaping and ancillary works.

Whilst the Town Council acknowledges that the principle of development on this site has been established – with consent for 40 apartments under application number DM/17/2384 – it **OBJECTS** to this latest application. The reasons for this are as follows:

1. reverting to a proposal for a larger number of apartments, i.e. 64, is contrary to Policy H6 of the Haywards Heath Neighbourhood Plan (HHNP), which places a restriction of 'approximately 40' on the number of dwellings that would be acceptable;
2. by virtue of its scale, the proposal would give rise to an overdevelopment of the site, contrary to Policy E9 of the HHNP;
3. the provision of 51 parking spaces for 64 apartments (25% of which are to be 2-bed) is inadequate and unrealistic. Whilst there is no disputing that the site is in an accessible and convenient location, it is probable that most residents from the development would have a car and, with insufficient parking capacity on site, this would lead to overspill parking in the wider neighbourhood. This is in an area where parking is already at a premium because of existing on-street restrictions. On-site parking should be provided at a ratio of one space per dwelling;
4. at the time of considering the application, there is no provision for affordable housing, which is contrary to Policy DP31 of the Mid Sussex District Plan 2014–2031. The Town Council does not accept that it would be financially unviable to provide any affordable housing or make any financial contribution in lieu;
5. there are concerns that the proposed increase in the number of residential units, i.e. up from 40 to 64, would place additional strain on or overload existing drainage infrastructure which could lead to an increased incidence of flooding in the locality.

In the unwelcome event of permission being granted, the Town Council requests that this be subject to the following conditions: **cont.**

**DM/22/0596 – NCP Ltd, Harlands Road Car Park, Harlands Road (cont.)**

**Lucastes**

- a. no part of the development shall be first occupied until the proposed 10 no. stacked/vertical tandem parking bays have been installed and are fully operational;
- b. the development must have a gated access, the purpose of which would be to safeguard resident amenity by preventing unauthorised parking by commuters and others;
- c. if refuse/recycling facilities are to be provided by means of Eurobins – which will be collected by a commercial waste operator – no collections shall be permitted before 07:00 hours, in order to protect nearby resident amenity;
- d. in order to reduce single use plastics, provision shall be made in the resident's gym (if there is to be one) for potable water;
- e. during the construction phase, ducting shall be laid in order to future-proof the development for the provision of additional electric vehicle charging points;
- f. there are significant highways issues due to the volume and speed of traffic at this busy through route to the industrial area of Burrell Road and the northern areas of the town. Developer support would be required for a Section 278 contribution to deliver a safe pedestrian crossing solution from the proximity of the development towards the Sainsbury's side of Harlands Road;
- g. developer Section 106 contributions shall be allocated as follows:
  - i. local community infrastructure public realm improvements to South Road;
  - ii. art and/or cycle rack provision within the wider Heath Ward area £10,000;
  - iii. Independent Works Programme (IWP) – community infrastructure £15,000;
  - iv. highways/transport £5,000.

**DM/22/0865 – The Physiotherapy Centre, 11 Heath Road**

**Heath**

Change of Use of existing detached building from mixed use (D1 physiotherapy practice and C3 residential use) to a single residential dwellinghouse (C3 use class). To include associated fenestration alterations and the construction of a single storey orangery extension to the rear elevation. Construction of a detached single garage. Associated hard and soft landscaping works.

*This application has been withdrawn.*

**DM/22/0978 – 90 Lewes Road**

**Franklands**

Installation of solar panel array on SE-facing roof slope.

No comment.

**DM/22/1041 – 45B Wood Ride**

**Ashenground**

Remove existing detached garage. Erect a two storey side extension and single storey rear extension. Remove existing conservatory and replace with a two storey side extension. Double dormer extension and replacement windows to the west elevation.

The Town Council **OBJECTS** to this application on the grounds that the proposed extensions would give rise to an overdevelopment of the site contrary to Policy H9 of the Haywards Heath Neighbourhood Plan (Extensions to existing dwellings), particularly where it states that 'the scale, height and form fit unobtrusively with the existing building...'

**DM/22/1093 – 4 Wychperry Road**  
Single storey rear extension.

**Lucastes**

No comment.

**DM/22/1097 – 2 Amberley Close**  
Replacement conservatory roof.

**Lucastes**

No comment.

**DM/22/1098 – Mid Sussex District Council, Hazelgrove Road Car Park, St. Josephs Way** **Heath**  
To demolish the existing toilet block and build a new toilet block consisting of a Changing Places Toilet, a male toilet and female toilet.

The Town Council **SUPPORTS** this application but asks that prior to the commencement of works, clear and conspicuous signage is put in place to direct members of the public to current alternative toilet facilities and/or any planned temporary facilities in the near vicinity.

**DM/22/1100 – Hathaways, 10A Rothley Chase**  
(T2) Beech – fell to ground.

**Bentswood**

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

**DM/22/1123 – 2A Quakers Lane** **Bentswood**  
Two storey side extension, driveway and boundary alterations, new dropped kerb, floor plan reconfiguration and all associated works.

No comment.

**DM/22/1154 – 5 The Grove**  
Ash Tree (T1) – reduce by 3 metres.

**Franklands**

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