

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 10 May 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

1. Apologies

There were none.

2. Minutes

The Minutes of the meeting held on Tuesday, 19 April 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

3. Substitutes

There were none.

4. Members' Declarations of Interest

Councillor Clive Laband 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."

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."

5. 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
13/04/2022 AP/22/0018 APP/D3830/W/21/3289527 (DM/21/2129 refers)	Garage block rear of 34–56 America Lane HAYWARDS HEATH	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.)

6. Licensing Applications

There were none.

7. Comments and Observations on Planning Applications

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

8. Items Agreed as Urgent by the Chairman

There were none. However, Councillor Laband advised Members that he would be writing to them in the next week or so with regard to a review that Mid Sussex District Council (MSDC) was doing of its validation criteria for planning applications. In other words, what information was required to complete an application for it to be validated. He felt that this was something the Planning Working Group should look at and so, if necessary, he would be calling a meeting in order to discuss and put together some comments to submit to MSDC. The submission deadline for responses was the end of the first week of June 2022.

The meeting closed at 7:51pm.

APPENDIX 1

Week 1

DM/22/0812 – 4 Milton Road

Heath

Two company names/logos displayed at high level and illuminated by LEDs.

Given neighbouring owner concerns relating to possible light pollution, the Town Council asks that Mid Sussex District Council's Environmental Protection Team note and assess this potential issue.

If the application is permitted, the Town Council requests that it be conditional on the lighting being turned off after 22:00 on a daily basis in order to protect resident amenity.

DM/22/1161 – 36 Wickham Close

Heath

Proposed enlargement of front bathroom extension above porch.

No comment.

DM/22/1162 – 144 Western Road

Bentswood

Convert existing garage into habitable space and erect a two storey rear extension and single storey side extension.

No comment.

DM/22/1180 – 38 Lucastes Lane

Lucastes

Double and single storey rear extension. Single story front/side extension.

The Town Council notes the comments from the neighbouring residents at no. 36 Lucastes Lane and asks that Mid Sussex District Council's Case Officer address the concerns raised when determining the application. If it is permitted, a construction hours restriction must be applied as follows in order to protect resident amenity:

Monday to Friday	08:00–18:00;
Saturday	09:00–13:00;
Sunday and Bank/Public Holidays	No work permitted.

DM/22/1185 – 36 Rumbolds Lane

Ashenground

Proposed front porch and 4.3m rear extension.

No comment.

Week 2

DM/22/1055 – 26 Ashenground Road

Ashenground

Proposed hard standing area to park 2 cars and associated landscaping.

The Town Council **SUPPORTS** this application subject to there being a condition attached which would ensure the replacement of the boundary hedge between nos 26 and 28 Ashenground Road - as specified in the documents/photographs accompanying the application - immediately upon completion of the works.

DM/22/1225 – 85 Haywards Road

Ashenground

Proposed single storey rear and side extension.

No comment.

DM/22/1226 – Bramble Lodge, Lyoth Lane, Lindfield

Franklands

Proposed two storey side extension to chalet bungalow including alterations to existing dormers, replacement windows and doors and new car port.

No comment.

DM/22/1262 – 49 Oathall Road

Heath

Yew Tree (T1) – reduce crown by 1.5m; Holly (T2) – fell.

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

Week 3

DM/22/0697 – Land adjacent to 6 Petlands Road

Ashenground

Lawful Development Certificate to retain the use of land as residential garden.

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/22/0742 – 58 Wivelsfield Road

Ashenground

Proposed demolition of bungalow and erection of a pair of semi-detached 3-bedroom dwellings, with parking.

The Town Council has concerns relating to highway access/egress, drainage and the apparent small size of bedroom 3, given that each proposed dwelling has a Gross Internal Area of only 88m².

If the application is approved, the Town Council requests that it be conditional on there being a Construction Management Plan, which must be adhered to, and construction hours restrictions as follows:

Monday to Friday	08:00–18:00;
Saturday	09:00–13:00;
Sunday and Bank/Public Holidays	No work permitted.

This is in order to protect neighbouring resident amenity.

DM/22/0934 – 87 Haywards Road

Ashenground

Removal of existing lean-to structure and garden structure and erection of new single storey rear extension.

No comment.

DM/22/1102 – 30 Wickham Close

Heath

Proposed single storey rear extension with a crown roof.

No comment.

DM/22/1279 – Rosewood Cottage, Birch Close

Franklands

T1 Red Oak – crown reduction by 2 metres; T2 Portuguese Laurel – general maintenance; (G3) 3 x Silver Birches – to fell; (G5) Conifer line – cut back to trunks on slab side; (G7) Small Plum + 2 x Apple Trees – to remove.

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

DM/22/1299 – 10 Haywards Villas
Proposed single storey rear and side extension.

Ashenground

No comment.

DM/22/1314 – 72 Bentswood Crescent

Bentswood

Loft conversion to include rear dormer, two roof windows to front roof (Velux), and a straightening of a barn-style half hip roof to full gable end.

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/22/1335 – 75 Farlington Avenue

Bentswood

Rear dormer loft conversion.

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/22/1336 – 75 Farlington Avenue

Bentswood

Front two storey extension to include porch and wrap around extension.

No comment.

DM/22/1338 – 72 Sydney Road

Heath

First floor extension over existing ground floor side outrigger.

No comment.