



HAYWARDS HEATH TOWN COUNCIL

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11th April, 2023

To all Councillors on the Planning Committee and others for information

Dear Councillor,

You are hereby requested to attend a meeting of the **Planning Committee** to be held on **Monday, 17th April 2023 at 7:30pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

Yours sincerely,
Steven Trice
Town Clerk

AGENDA

1. To receive apologies for absence.
2. To confirm the minutes of the meeting of the Planning Committee held on Monday, 27th March 2023.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To note any appeals lodged or appeal decisions made, and licensing applications.

Appeals Lodged/Decided: **15 Portsmouth Lane** (DM/22/2162 refers);

Licensing Applications: **None received**

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To consider any items that the Chairman agrees to take as urgent business.

*'During this meeting the public are allowed to film the Committee and officers only from the front of the public gallery, providing it does not disrupt the meeting. **Any items in the Exempt Part of the agenda cannot be filmed.** If another member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. The use of social media is permitted but all members of the public are requested to switch their mobile devices to silent for the duration of the meeting.'*

Committee Members: C Laband (Chairman), A McPherson (Vice Chairman), C Cheney, C Evans, S Inglesfield, R Nicholson, M Pulfer, S Wickremaratchi.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 27 March 2023

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:
Mr Richard Chitty, who had registered to speak *against* the application.

127. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr Mrs C Cheney	Holiday
Cllr C C J Evans	Personal and family commitments
Cllr Mrs S J Inglesfield	Visiting family abroad
Cllr R A Nicholson	Work commitments

128. Minutes

The Minutes of the meeting held on Monday, 6 March 2023 were taken as read, confirmed as a true record and duly signed by the Chairman.

129. Substitutes

There were none.

130. 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.**

130. 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."

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr A C McPherson	LI/23/0392	The Woodside 120 Middle Village	Is employed by the Bolnore Village Community Partnership, which runs The Woodside.
Prior to Members considering this licensing application, the Deputy Clerk advised that it would be permissible for Councillor McPherson to provide any background information should Members request it, but he would not be able to comment during any decision-making process. If the application were to go to a vote, he would not be allowed to take part and would have to leave the Council Chamber whilst the vote took place. With only three admissible votes, any decision would be inquorate and would therefore have to be ratified by Full Council.			

131. Planning Appeals

There were none.

132. Licensing Applications

Members noted that the following application for a variation to a premises licence had been **lodged** with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/23/0392 Bolnore Village Community Partnership	Premises	The Woodside 120 Middle Village HAYWARDS HEATH RH16 4GJ	Variation: ① add sale of alcohol by retail for consumption on and off the premises; ② amend existing licence conditions.

They had no comment to make.

133. Comments and Observations on Planning Applications

Members made comments and observations on 14 planning applications as per Appendix 1 attached.

134. Items Agreed as Urgent by the Chairman
There were none.

The meeting closed at 8:14pm.

APPENDIX 1

Week 1

DM/23/0172 – 67 Harlands Road

Lucastes

Proposed garage conversion with the addition of a bay window.

No comment.

DM/23/0295 – Burns House, Harlands Road

Heath

Installation of air conditioning unit on roof of building.

The Town Council **SUPPORTS** this application subject to the attachment of a condition restricting use of the air conditioning unit to between 07:00 and 23:00, and prohibiting night-time use between 23:00 and 07:00, as recommended by Mid Sussex District Council's Environmental Protection Team. Furthermore, in order to safeguard resident amenity, the installation must comply with current acoustic requirements.

DM/23/0551 – 62 Wivelsfield Road

Ashenground

Removal of lean-to side entrance and repositioning of front door. Ramp to side of dwelling and raised patio to rear.

No comment.

DM/23/0577 – High Beech, Bentswood Road

Bentswood

Proposed single storey side and rear extension. Installation of raised decking.

No comment.

DM/23/0595 – Wickham Farm Annexe, Old Wickham Lane

Heath

T1 Poplar – reduce crown by up to 4m and tidy snap-out wounds.

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

Week 2

DM/23/0566 – 21 Manaton Close

Bentswood

T1 Oak – reduce crown in height and radial width by approx. 2–2.5 metres.

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

DM/23/0605 – The Coach House, Balcombe Road

Heath

Proposed alterations to the roof to form two additional rooms in the roof space.

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/23/0646 – Land north of North Heath, Franklands Village

Franklands

Ash tree infected with ganoderma. Fell.

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

Week 3

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. (Financial Appraisal Supporting Statement received 05/05/22.) (Amended Plans received 7th March 2023.)

The Town Council notes the receipt of amended plans dated 07/03/2023 but these do not alter its **OPPOSITION** to the proposals, the reasons for which were first submitted on 02/05/2022. 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 now **OBJECTS** on the following grounds:

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 reduction in the provision of parking spaces – from 51 to 41 – for 64 apartments (25% of which are to be 2-bed) is totally 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. Such is the existing lack of parking in the locality that night-time parking is now taking place on the pathway alongside Caffyns Garage nearby. 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. The Town Council now additionally requires that any Section 106 Agreement specifying the extent of any financial contributions (or not) to offset the lack of affordable housing, should be subject to a review after 75% of the units are subject to either lease or sale agreements;
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:

- a. no part of the development shall be first occupied until the proposed 3 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;

cont.

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

Lucastes

- d. in order to reduce single use plastics, provision shall be made on the residents' terrace (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/23/0552 – 62 Wivelsfield Road

Ashenground

First floor extension to existing bungalow.

No comment.

DM/23/0667 – 5 Wood Ride

Ashenground

Two-storey side extension to create study at ground floor and bedroom and bathroom at first floor level.

No comment.

DM/23/0690 – Barn Cottage Pavilion, Barn Cottage Lane

Bentswood

Improved community facilities at Barn Cottage, including a single storey extension, a new accessible front entrance and energy efficiency measures.

Deferred until the next Planning meeting, scheduled for 17/04/2023. Bentswood Ward Councillors to be asked for further background information which will enable Members to be better informed when they make their decision.

DM/23/0699 – 7 Lucastes Avenue

Lucastes

T1 and T2 Maples – reduce height by 2 metres.

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

DM/23/0703 – 29 Willow Park

Franklands

Replacement of front fascias, windows and front door with a change of colour from dark oak to Chartwell green.

No comment

DM/23/0724 – 72 Sydney Road

Heath

Proposed first floor extension over existing ground floor side outrigger.

No comment.

ITEM 5

NOTIFICATION OF APPEALS DECIDED WITH THE PLANNING INSPECTORATE

Date Decided	References	Site	Description	Appeal Decision	Procedure
23.03.2023	AP/23/0011 APP/D3830/D/23/3314196 (DM/22/2162 refers)	15 Portsmouth Lane HAYWARDS HEATH RH16 1SE	Proposed new garage.	Allowed	Householder Fast Track Appeal

Week 1**DM/22/2272 – Land at Hurst Farm, Hurstwood Lane****Franklands**

Outline application with all matters reserved except for access for the erection of up to 375 new homes, a two-form entry primary school, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas. 'Amended land use, building heights parameters and access plans, and additional information regarding drainage, agricultural land classification, highways matters and burial ground and water quality received 20th February 2023.'

DM/23/0690 – Barn Cottage Pavilion, Barn Cottage Lane**Bentswood**

Improved community facilities at Barn Cottage, including a single storey extension, a new accessible front entrance and energy efficiency measures.

Brought forward from the previous Planning meeting held on 27/03/2023, when the Committee decided to defer the application in order to ask Bentswood Ward Councillors for further background information.

DM/21/3875 - Land at Anscombe Woods Crescent**Franklands**

The erection of two buildings to provide 2 no. 1 bed apartment, 6 no. 2 bed apartments and 2 no. 3 bed apartments (total 10 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan. (Amended plans 18.05.2022, Amended plan and additional information submitted 28.06.2022 Ground Level Tree Assessment received 12/10/2022, Amended Plans 17.03.2023 to change design).

DM/23/0601 - 2 Fairfield Way**Heath**

Proposed out building in rear garden.

DM/23/0623 - 7 Ferny Croft**Lucastes**

Retrospective application for the erection of an internal garden batten fencing approx. 215 - 220cm high.

DM/23/0706 - 89 Farlington Avenue**Bentswood**

Demolition of existing garage and single storey rear extension. Change roof covering and amended fenestration.

DM/23/0754 - 70 New England Road**Bentswood**

Proposed two storey rear extension, internal configuration, window alterations, new external stairs to first floor of garage extension.

DM/23/0762 - Land Opposite 10 Bridgers Mill**Heath**

Proposed detached, chalet style, three bed dwelling house.

DM/23/0792 - 8 The Droveway**Lucastes**

T1 - Hornbeam, reduce back to previous pruning points resulting in a 1-2 metre reduction in size. T2 - Oak, Reduce lateral spread by approx 2 metres. T3 + T4 - Hornbeam, Crown lift by 1-2 metres, reduce lateral spread by 2-3 metres. T5 - Western Red Cedar Fell. T6 - Western Red Cedar Fell.

Week 2**DM/23/0787 - 88 Harlands Road****Lucastes**

New front garage extension, alterations to front windows, porch style roof connecting garage and entrance porch. Rear extension previously granted to receive flat roof. New central rooflight. Render finish to ground floor.

DM/23/0809 -6 Petlands Road **Ashenground**
Construction of a single 3 bedroomed detached house with access and parking on land to the rear of 6 Petlands Road.

DM/23/0822 - 16 Balcombe Road **Heath**
Proposed detached secure car & motor cycle garage

DM/23/0823 - 46 Lewes Road **Franklands**
T1 Eucalyptus, thinning internal canopy by 30%. Reduce advantageous branch growth by reducing up to 3 meters.

DM/23/0826 - 12 Wickham Close **Heath**
Two storey rear extension (including over the existing single storey extension) with a Juliette balcony to the rear first floor. New two storey front extension (including over the existing porch) and new open porch with canopy roof.

DM/23/0828 - Chester House, Harlands Road **Heath**
Proposed redevelopment of existing car park to provide a 5 storey building to the west of Chester House, Harlands Road, for 14 dwellings, together with ancillary residential facilities, and including changes to parking, and additional bin and bike store provision.

DM/23/0833 - 7 The Grove **Franklands**
T1 Oak - To remove all epicormic growth on the trunk.

DM/23/0846 - 25 Woodvale Lane **Bentswood**
Proposed loft conversion.

DM/23/0847 - 1 The Cedars **Heath**
Proposed half conversion of existing double internal garage into an office. Half of garage to be retained (less access corridor).

DM/23/0854 - 34 Greenways **Bentswood**
Building a single-story extension to the rear of the property, extending the kitchen area. The extension will be 2.48m deep and 5.15m wide. The extension will be 2.97m high.

DM/23/0872 - 16 Priory Way **Bentswood**
1 x Large oak, reduce entire crown by up to 2m and thin internally by 20%

DM/23/0873 - High Trees, 54A Lewes Road **Franklands**
T1 laylandii hedge - Reduce by 3meters to increase light to neighbouring property. T2 eucalyptus - Reduce by 3meters to increase light to neighbouring property. T3 cherry - Reduce by 1 meter to increase light to neighbouring properties. T4 cluster of cypress - Reduce by 3 meters to old reduction points to increase light into garden.

Week 3

DM/23/0890 - Linden House Southdowns Park **Franklands**
Demolition of the existing vacant building and erection of new part three and part four storey building containing 17 flats (C3).

DM/23/0901- Allverton Franklands Village **Franklands**
T1 Magnolia - Crown reduction by 2.5m. T2 Conifer - Crown reduction by 1m.

DM/23/0921 - 2 Lucas Grange **Lucastes**
Reconstruction of existing single storey, freestanding garden outbuilding