

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 17 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/23/0762 Land Opposite 10 Bridges Mill – Mr Jeffrey Boardman the land owner and applicant spoke in favour of the application to present changes made to a previously refused application and the environmental benefits incorporated into the application.
Regarding application number DM/23/0828 Chester House, Harlands Road – Mr Jon Bennett the applicant spoke in favour of the application and presented changes to the layout to the application in light of neighbouring property concerns and a reduction in dwelling numbers.
Cllr R Bates and Mr Ajay Pochuon.

135. The following apologies were received:

Member	Reason for Absence
Cllr C C J Evans	Personal and family commitments

136. **Minutes**

The Minutes of the meeting held on Monday, 27 March 2023 were taken as read, confirmed as a true record and duly signed by the Chairman.

137. **Substitutes**

There were none.

138. **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.

138. 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:

139. Planning Appeals

Members noted the following Planning Appeal, 15 Portsmouth Lane, Haywards Heath (DM/22/2162), which had been approved with no comment being made.

140. Licensing Applications

There were none.

141. Comments and Observations on Planning Applications

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

142. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:28pm.

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.'

The Town Council discussed the application at length, but **RESOLVED** to defer making a final representation to an **extraordinary meeting of the Planning Committee dated 2nd May 2023**, so to enable further consideration of the highways information and the Town Council's requirements for the Section 106 Agreement.

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.

The Town Council supports this application which, if successful, would make a welcome and much needed addition to the provision of community facilities in this part of Haywards Heath. The building is of a sustainable design and the Planning Statement accompanying the application indicates compliance with the following policies of the Mid Sussex District Plan 2014-2031: DP1, DP2, DP3, DP24, DP25, DP28 and DP39. With regard to the Haywards Heath Neighbourhood Plan, the Town Council believes that the proposal meets Objective 6A (coordinate and improve green infrastructure in the town) paragraph 6.1 and complies with elements of Policies E1 and E9. The Town Council requests that any permission granted is subject to the following conditions:

1. in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays;
2. in the event that the centre is serviced by larger, Eurobin facilities - which will be collected by a commercial operator - no collections shall be permitted before 0700 hours, in order to protect resident amenity;
3. in order to protect local residents from undue noise and disturbance, all users shall vacate and secure the building by 2300 hours at the latest. This shall apply on all days of the week and on Bank Holidays and Public Holidays. Furthermore, as the project evolves and progresses, those responsible for its delivery are asked to consider the following:
 - a. the installation of an effective and robust CCTV system in order to safeguard the centre against vandalism and to deter antisocial behaviour;
 - b. any proposals to install an air conditioning system (with its associated heat exchanger(s)) would have to ensure compliance with Mid Sussex District Council's environmental health requirements, aligned to Environment legislation;
 - c. any proposals to introduce a lighting scheme for the exterior of the centre must be sympathetic to the locality and must safeguard local residents from unacceptable levels of light and disturbance. Advice on 'warm white' LED lighting should be sought from Mid Sussex District Council.'
 - d. the Town Council are impressed with the addition of kitchen facilities that will teach life skills to the important youth users of the Bentswood Hub.

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).

The Town Council objects to the application, even though the principle of development has already been established by a previous application. New information provided by the tree officer coupled alongside a concern that the site will not provide for a net rise in bio diversity has led to the Town Council's position on the application.

- 1) The Town Council notes the large number of objections and
- 2) Has concerns regarding the lack of affordable housing,
- 3) The lack of parking on the site, which is exacerbated by the controlled parking in the surrounding roads.
- 4) With regards to bio diversity on the site as previously mentioned, the loss of trees and the use of green land for the development of the housing and the road network leads to the Town Council perceiving that the site will not meet the requirement for a 10% increase in such. There is also the concern about the ancient woodland soil on the site and the encroachment of the required 15m buffer zone against DP36 and DP37 of the Mid Sussex District Plan.

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

Proposed out building in rear garden.

No comment.

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

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

No comment.

DM/23/0706 - 89 Farlington Avenue Bentswood

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

No comment.

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.

No comment.

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

Proposed detached, chalet style, three bed dwelling house.

The Town Council is supportive of the application, taking note of the objections made by neighbouring properties. Members felt that the new application and the revised design of the house would fit comfortably into the street scene whilst complying with exemplar passive house design. In addition, a detailed landscaping plan should be required with native pollen friendly species being planted so to increase the net bio diversity of the site, which the Town Council would like to see be at least 10%. There was surprise regarding the size of the water tank only being 900 litres and felt that 5000 litres would be more appropriate but this was not a reason not to support the application.

DM/23/0792 - 8 The Droveaway 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.

Defer to MSDC tree officer.

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.

No comment.

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.

No comment.

DM/23/0822 - 16 Balcombe Road Heath

Proposed detached secure car & motor cycle garage

No comment.

DM/23/0823 - 46 Lewes Road Franklands

T1 Eucalyptus, thinning internal canopy by 30%. Reduce advantageous branch growth by reducing up to 3 meters.

Defer to MSDC tree officer.

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.

No comment.

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.

Members were pleased to see that the applicant had worked with neighbouring properties to address their concerns relating to the previously refused application, but were still not supportive of the application, even though there had also been an improvement in design, on the following grounds.

- 1) No affordable housing being incorporated into the development and the view that financial payments would not meet the needs of the Town and that the units will be lost. The Town Council have noted the draft Section 106 Agreement looks to address the lack of affordable housing and the requirement for payment before the development of the site. However, the Town Council were again disappointed to note that the Section 106 Agreement does not

contain a claw back clause to review the quantum of affordable housing after 75% of units have been let or sold. This should be a standard requirement for any agreement adjustment of S106 negotiations in the future.

- 2) Inadequate parking provision, which would not accommodate occupants and people visiting the development in an area that has lost significant parking provision in recent years.

If the application is deemed to be approved any Section 106 Community Infrastructure monies are allocated to the provision of sustainable infrastructure such as cycle parking and/or litter bins within the locality.

DM/23/0833 - 7 The Grove Franklands

T1 Oak - To remove all epicormic growth on the trunk.

Defer to MSDC tree officer.

DM/23/0846 - 25 Woodvale Lane Bentswood

Proposed loft conversion.

No comment.

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).

No comment.

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.

No comment.

DM/23/0872 - 16 Priory Way Bentswood

1 x Large oak, reduce entire crown by up to 2m and thin internally by 20%.

Defer to MSDC tree officer.

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.

Defer to MSDC tree officer.

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).

The Town Council supports the redevelopment of Linden House, as it did when it supported a previous application the site, which has now expired. The site is currently an eye sore so any new development will enhance the area. The Town Council is also very please with the design of the building and deems it be exemplar and one of the best the Town Council has seen for many years.

It is also excellent that all of the units are for affordable housing, which are desperately needed in the Town. Due to the location of the site and the constraints of the whole of Southdowns Park the following would be required if the application is approved,

- 1) Mitigation from dust and noise to neighbouring properties in Bennett Rise and the Busy Bees Nursery.
- 2) A detailed traffic management plan for the site is required to demonstrate parking for works vehicle and deliveries during development. Southdowns Park is a narrow network of roads with controlled parking. There are also issues with access due to an ancient gatepost potentially fettering the access to the site.
- 3) Due the nature of the road ownership on Southdowns Park a dilapidation report must be undertaken before and then after the development to ensure that residents do not have to pick up the cost of any damage to the road network resulting from the development of Linden House.

DM/23/0901- Allverton Franklands Village

Franklands

T1 Magnolia - Crown reduction by 2.5m. T2 Conifer - Crown reduction by 1m.

Defer to MSDC tree officer.

DM/23/0921 - 2 Lucas Grange

Lucastes

Reconstruction of existing single storey, freestanding garden outbuilding

No comment.

Ends