

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 22 May 2023

S Inglesfield (*Chair*)
D Pascoe (*Vice Chair*)
A Bashar
N Chapman
S Ellis
B King
D Nicholson
A Platts

* Absent

** Apologies

Before the meeting started formally and because this was the first Planning Committee meeting of the new Council, Councillor Inglesfield invited all attendees to introduce themselves as a way of getting to know each other.

1. Apologies

There were none.

2. Minutes

The minutes of the extraordinary meeting held on Tuesday, 2 May 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

3. Substitutes

There were none.

4. Members' Declarations of Interest

There were none. (It should be noted that at the time of this meeting, those Members who had also been elected to Mid Sussex District Council (MSDC) had yet to find out which MSDC Committees they were on.)

cont.

5. 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
21/04/2023 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.)	Allowed

6. Licensing Applications

There were none.

7. Comments and Observations on Planning Applications

Members made comments and observations on 32 planning applications as per Appendix 1 attached.

8. Formation of a WhatsApp Group

Councillor Inglesfield asked Members how they felt about having a WhatsApp Group for the Planning Committee to enable them to liaise with each other on a more informal basis and to raise any issues or concerns. The consensus was that this could prove useful as a tool for sharing comments and thoughts quickly.

The meeting closed at 9:00pm.

APPENDIX 1

Week 1

**DM/23/0432 – Haywards Heath Football Club,
Hanbury Park Stadium, Allen Road**

Bentswood & Heath East

Approval for the installation of office containers to provide additional office space and meeting room accommodation, the reinstatement/refurbishment of tea room, educational classroom space and community gym including the demolition of existing garage and relocation of storage container.

No comment.

DM/23/0491 – Clover Court, Church Road

Bentswood & Heath West

G2 – Holly group – reduce canopies to finishing height of 6m. G4 – Western Red Cedar – reduce canopies to finishing height of 10m. Remove deadwood and crown lift to 2m over garages.

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

DM/23/0583 – Land east of Oldfield

Franklands

The erection of a dwelling house, a double garage and landscaping with associated works.

No comment.

DM/23/0933 – 3 Dairymans Cottages, Oakhurst

North Central

Single storey side extension and rear garden store.

Whilst the Town Council notes the representations made by the residents of 8 Fairfield Way and 5 Oakhurst, Members feel that the proposed Velux rooflight would not overlook the neighbouring property to any great extent and therefore, they have no further comment to make.

DM/23/0952 – 23 Sergison Road

Lucastes & Bolnore

T1 – Norway Maple 'Crimson King' – reduce crown by approx. 2 metres in height and radial width. Remove dead branches.

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

DM/23/0972 – Penland Farmhouse, Hanlye Lane, Cuckfield

North West

Outline permission for the demolition of the existing property at Penland Farm and the construction of four dwelling houses with all matters reserved except for access. Access to be from the south from Timbergate Drive.

Given that this site is virtually surrounded by the residential development of the land at Penland Farm, the Town Council accepts the principle of redevelopment to provide four detached dwellings. However, it is the view of Members that any permission should be conditional on the following:

1. the submission of a comprehensive Construction Management Plan, the aim of which will be to help minimize the impact of construction on local residents, particularly those on the Penland Farm estate;
2. the submission of details as to how the applicants/developer propose to communicate/engage with local residents throughout demolition and construction in order to resolve any concerns or problems that may arise – maintaining good communication links is key;

cont.

DM/23/0972 – Penland Farmhouse, Hanlye Lane, Cuckfield (cont.)

North West

3. all flood risk, water supply and drainage issues must be addressed in order to satisfy the requirements of both the local planning authority and the water companies. It should not be assumed that the development will be able to connect to the infrastructure for the Penland Farm estate – separate provision may be required;
4. an agreement between the applicants/developer and the developer of the Penland Farm estate in respect of the use of the as yet unadopted access to the site, i.e. Timbergate Drive. If heavy-duty demolition and construction traffic is to use this road, formal measures must be in place for the ongoing reparation of any damage caused.

DM/23/1003 – Ecotecture Ltd, 31 Sussex Road

Ashenground

Replace existing glass door and window to office front, with low level brick cavity wall and new double-glazed door and windows.

No comment.

DM/23/1008 – 10 Sunte Close

North East

Rear wrap-around side extension.

No comment.

DM/23/1010 – 10 Sunte Close

North East

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.

Week 2

DM/23/0410 - Pennington House, Franklands Village

Franklands

Proposed three-bay mobility scooter shelter.

No comment.

**DM/23/0431 – Haywards Heath Football Club,
Hanbury Park Stadium, Allen Road**

Bentswood & Heath East

Approval for change of use and installation of storage/shipping containers including one office container within existing car park for general storage.

The Town Council is concerned that this application is unclear and that prior to it being submitted, there appears to have been a lack of communication/engagement with the local community and indeed with the registered owners of the stadium.

The placement of the containers within the existing car park appears to be retrospective and if that is the case, the Town Council is concerned that it has resulted in the loss of 18 parking spaces, contrary to condition number 16 under (previous) application reference DM/15/0163. This stated that 'the 66 new car parking spaces and access shown on the submitted plans shall be implemented in accordance with the approved details and the areas of land so provided shall not thereafter be used for any purpose other than the parking, access and turning of vehicles in connection with the football club. Reason: to ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways and to accord with Policies T4 and T5 of the Mid Sussex Local Plan'. Inevitably, this will have had an adverse effect on the on-street parking situation in the neighbouring locality, particularly on match days.

cont.

**DM/23/0431 – Haywards Heath Football Club,
Hanbury Park Stadium, Allen Road (cont.)**

Bentswood & Heath East

Whilst the football club should be considered an asset for the whole town, any proposals to develop/progress it further should be communicated to the local community in an effective and timely manner.

DM/23/0612 – 2 Fairfield Way

North Central

Proposed two-storey rear extension, front porch, garage extension, a new front bay window, new workshop and 6ft fence to rear boundary.

The Town Council is concerned that without the retention of the rear hedge to the property, the proposed new 6ft high fence would appear unsightly and overbearing, which would be detrimental to (a) the street scene in Oakhurst and (b) the outlook for residents living there. The hedge serves as a 'green corridor' and provides a valuable habitat for wildlife; its removal would be contrary to Policy H9 of the Haywards Heath Neighbourhood Plan, part of which states that 'the traditional boundary treatment of an area is retained and, where feasible reinforced' and 'the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'.

The Town Council requests that the fence be positioned behind the rear hedge in order to maintain the appearance and character of Oakhurst. Furthermore, given the extent of the proposed works, any permission granted should be subject to a Construction Management Plan to ensure that all construction-related activities are accessed from the front of the property, i.e. in Fairfield Way.

DM/23/0685 – 322 Franklands Village

Franklands

Silver Birch and Cherry tree – fell.

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

DM/23/0706 – 89 Farlington Avenue

Bentswood & Heath East

Demolition of the existing garage and construction of a single storey rear extension. Change roof covering and amended fenestration. (Revised description agreed, revised plans and further information received 20.04.2023.)

No comment.

DM/23/0977 – Karmel, 50 Lucastes Avenue

Lucastes & Bolnore

T1 Hazel – reduce overhanging branches back past fence line. T2 Hazel – fell. T3 Field Maple – fell. T4 Ash – fell. T5 dead Ash – fell.

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

DM/23/1019 – 37 Sunte Close

North East

Remove existing rear extension/conservatory, new ground floor rear and side extensions.

No comment.

DM/23/1024 – Birnam, Fox Hill Village

Franklands

Proposed detached garage.

No comment.

DM/23/1027 – Water Tower, Princess Royal Hospital, Lewes Road **Franklands**
The removal of 3 no. antennas, the installation of 3 no. antennas, installation of 1 no. internal cabinet, installation of 3 no. BOB units on a new interior cable ladder.

No comment.

DM/23/1028 – Water Tower, Princess Royal Hospital, Lewes Road **Franklands**
The removal of 3 no. antennas, the installation of 3 no. antennas, installation of 1 no. internal cabinet, installation of 3 no. BOB units on a new interior cable ladder.

No comment.

DM/23/1033 - 19 Summerhill Close **North Central**
Proposed first floor rear and side extension. Proposed loft conversion with rear pitched roof dormer and two rooflight windows.

The Town Council notes the representation made by the resident of 16 Summerhill Close and endorses the request that (a) the applicants' contractors do not flush their debris down the drains and (b) any damage to the grass verges that occurs as a result of these works is repaired, in order to safeguard the public realm.

DM/23/1034 – Circle of Support, Room 4 Oathall House, 68–70 Oathall Road **Bentswood & Heath East**

T1 – Holm Oak – remove stem leaning over road. Reduce the remaining stem growth by 2m to secondary growth points. T2 – Holm Oak – reduce the dominant side of the crown by 2.5 metres to rebalance growth structure. T3 – Holm Oak – crown reduction/pollard by 3m.

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

DM/23/1055 – The Coach House, Balcombe Road **North Central**
Alterations to the roof to form two additional rooms in the roof space.

Application for a Lawful Development Certificate – decided by Mid Sussex District Council on 16/05/2023 and proposal found to comply with permitted development criteria.

DM/23/1076 – 4 Wychperry Road **Lucastes & Bolnore**
Single storey rear extension with amendment to existing patio steps.

No comment.

Week 3

DM/23/1096 – 61 Penland Road **North West**
Single storey front porch and associated external and internal alterations.

No comment.

DM/23/1100 – The Red House, 8 Muster Green North **Lucastes Boltro**
T1 Beech – crown reduction by 4 metres.

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

DM/23/1121 – 8 The Droveaway **Lucastes Boltro**
T1 Ash – fell.

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

DM/23/1122 – 17 Oathall Avenue

Bentswood & Heath East

Proposed porch, single storey rear infill extension, first floor partial extension and associated internal alterations.

No comment.

DM/23/1125 – 5 Lucas Way

Lucastes & Bolnore

T1 Sycamore – fell.

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

DM/23/1129 – 92 Penland Road

North Central

Single storey side extension and alterations.

No comment.

DM/23/1153 – 11 Lucastes Avenue

Lucastes & Bolnore

T1 – fell.

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

Week 4

DM/23/0674 – 35 Blunts Wood Road

Lucastes & Bolnore

Loft conversion and single storey rear addition.

No comment.

DM/23/1176 – 1 St. Pauls on the Green

Bentswood & Heath East

T31 Oak – crown reduction by 2 metres. Crown thinning by 10%.

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

DM/23/1193 – 6 Oathall Avenue

Bentswood & Heath East

T1 – oak – reduce by 2 metres all over and remove major dead wood as overhangs neighbouring property, play area and house.

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