



HAYWARDS HEATH TOWN COUNCIL

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28th February, 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, 6th March 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, 13th February 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.

Appeal Decided: **Ferndown, 1 Gander Green (DM/22/1455 refers);**

Licensing Application: **LI/23/0169 - The Safari Pizza Co., 21–23 The Broadway**
Variation to Premises Licence – *to add the provision of the supply of alcohol for consumption off of the premises.*

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To consider the recommendation of the Planning Working Group, dated 13 February 2023, in regard to a request for a Traffic Regulation Order (TRO) to be applied to a section of Beech Hill, opposite the entrance to Rushwood Close.
8. 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, 13 February 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

110. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C C J Evans	Personal and family commitments
Cllr R A Nicholson	Work commitments
Cllr M J Pulfer	Holiday

111. Minutes

The Minutes of the meeting held on Monday, 23 January 2023 were taken as read, confirmed as a true record and duly signed by the Chairman.

112. Substitutes

There were none.

113. 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.

113. Members' Declarations of Interest (cont.)

Two other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr A C McPherson	DM/23/0069	31 Renfields	Personal – knows the applicant
Cllr Mrs C Cheney	DM/22/3726	45 Greenways	Personal – knows the neighbours who live next door to the application site

114. Planning Appeals

Members noted that the following appeals had been **lodged** in respect of MSDC's decision to refuse planning permission:

Date Lodged & References	Site	Description
18/01/2023 AP/23/0004 APP/D3830/D/22/3305742 (DM/21/1455 refers)	Ferndown 1 Gander Green HAYWARDS HEATH RH16 1RB	Retrospective 2-metre wooden closed board fence adjacent to highway with matching gates.
23/01/2023 AP/23/0011 APP/D3830/D/23/3314196 (DM/22/2162 refers)	15 Portsmouth Lane HAYWARDS HEATH RH16 1SE	Proposed new garage.

115. 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/23/0135 KJ & J Enterprise Ltd	Premises	Nisa Local 33–35 South Road HAYWARDS HEATH RH16 4LQ	Minor variation – changes to the internal layout of the premises.

116. Comments and Observations on Planning Applications

Members made comments and observations on 21 planning applications as per Appendix 1 attached.

117. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:58pm.

APPENDIX 1

Week 1

DM/21/4115 – Great Mead, Hanlye Lane, Cuckfield

Lucastes

Proposed single storey Pilates studio within existing garden. Description amended 18.01.2023: studio to be used for purposes incidental to the enjoyment of the dwelling house.

The Town Council notes the amended description to include 'studio to be used for purposes incidental to the enjoyment of the dwellinghouse' and has no comment to make.

DM/22/3850 – Heathen Brewers Ltd, Heathen House, Triangle Road

Ashenground

Remove existing lean-to roof and replace with a larger covered area within the same location and extension of opening hours from 9pm to 11pm. (Amended description 16.01.2023.)

The Town Council notes the amended description dated 16/01/2023 and the additional comments added to the application, and reiterates its original comments which were submitted on 30/01/2023. For the avoidance of doubt, these are as follows:

'The Town Council welcomes this application for the reason that the proposal seeks to benefit both the business and the local community. Whilst the replacement roof should bring about an improvement in terms of customer experience and soundproofing, the Town Council notes the comments from Mid Sussex District Council's Environmental Protection Team and asks that these be dealt with accordingly. Regarding the extension of opening hours from 21:00 to 23:00, the Town Council believes that this is a matter for Mid Sussex District Council's Licensing Team.'

DM/22/3901 – Hurstwood Place, Hurstwood Lane

Franklands

Variation of condition 3 relating to DM/22/1561 for the hydrotherapy building and single storey extension roof tiles to be plain tiles instead of slate and the hydrotherapy building bi-fold doors to be off white powder coat aluminium instead of painted hardwood.

No comment.

DM/23/0069 – 31 Renfields

Lucastes

Installation of Air Source Heat Pump to the rear.

The Town Council **SUPPORTS** this application but draws the applicant's attention to the comments made by Mid Sussex District Council's (MSDC's) Environmental Protection Team. In order to make the application acceptable, the Town Council requests that any permission granted be conditional on the proposed air source heat pump complying with current legislative requirements for acoustic pollution, and these should be detailed by the MSDC Environmental Protection Team for the absence of doubt.

The Town Council expects more of this type of application to surface in the future and would like clear standards set for applicants before installation.

DM/23/0098 – Princess Royal Hospital, Lewes Road

Franklands

Extension to the existing Hospital building to provide a new endoscopy unit for a range of high volume, low complexity endoscopy procedures.

No comment.

DM/23/0113 – 24 Wickham Way

Heath

Variation of condition 2 relating to application DM/22/0735 – reducing size of proposed first floor rear extension.

No comment.

DM/23/0126 – Lime Tree Cottage, 11 Western Road

Bentswood

Erection of an L-shaped flat roof rear dormer and insertion of 2 no. rooflights to front elevation.

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/23/0130 – 34 Lucastes Lane

Lucastes

1x Willow (Weeping) – full crown pollard (removal of re-growth to previous pollard points).

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

DM/23/0148 – Rear of The Cottage, Bramber Close

Lucastes

Lime (T1) reduce by 2–3m back to previous pollard points. Sycamore (T2) reduce by 2m. Lime (T3) reduce by 2–3m back to previous pollard points and remove deadwood. Beech (T4) reduce by 2–3m back to previous pollard points. Oak (T5) reduce by 2–3m back to previous pollard points. Lime (T6) reduce by 2–3m back to previous pollard points.

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

Week 2

DM/22/2724 – 35 Mill Green Road

Heath

Two-storey rear and side infill extension. Amended plans received 13.12.2022 which show altered roof form and design amendments.

The Town Council notes the submission of amended plans which show an altered roof form and design amendments (received by Mid Sussex District Council on 13/12/2022) and has no comment to make.

DM/22/3631 – 47 Wickham Way

Heath

Proposed single storey front extension, first floor side extension (over existing ground floor), roof conversion with rear dormer. Amended plans received 24.01.2023 showing two front dormers omitted from proposed plans and replaced with two front-facing rooflights.

The Town Council notes the submission of amended plans – received by Mid Sussex District Council on 24/01/2023 – showing the replacement of the proposed two front dormers with two rooflights and has no comment to make.

DM/23/0071 – Play Area adjacent to 17 Wellwood

Ashenground

Group of 4 birch trees – reduce crowns by 2.5m.

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

DM/23/0117 – 1 Farlington Avenue

Bentswood

Dormer extension to side and rear.

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/23/0188 – 22 Haywards Road

Ashenground

Proposed 35m² single storey detached outbuilding, to the rear of existing property's garden.

No comment.

DM/23/0212 – 16 Lucastes Road

Lucastes

T1 Mature Oak – reduce crown by up to 1.5m and installation of Cobra® bracing.

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

Week 3

DM/22/3363 – 44 Mill Green Road

Heath

Proposed dropped kerb.

No comment.

DM/23/0205 – 7 Lucastes Lane

Lucastes

Install solar panels on garage roof.

No comment.

DM/23/0243 – 4 The Dell

Lucastes

T1 Sycamore – reduce back lateral growth encroaching on 1 The Dell by 1m. T2 – 2x lime – fell to ground level.

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

DM/23/0274 – 55 Gower Road

Ashenground

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/23/0284 – 56A Wivelsfield Road

Ashenground

Conversion of internal garage to living space together with new window to replace garage door.

No comment.

DM/22/3726 – 45 Greenways

Bentswood

(Plans added to the file 24/01/2023.) Erection of a single storey side and rear extension to the main house with associated internal and external alterations and retrospective permission for existing ancillary outbuilding.

Following the Town Council's previous comments regarding this application, further detail (Garden Room Plans) has been added to the file on the Mid Sussex District Council Online Public Register. In order to clarify its position, the Town Council requires that any permission granted be subject to the following condition:

the outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of no. 45 Greenways as a dwelling and shall not be used as a separate unit of accommodation.

ITEM 5

NOTIFICATION OF APPEALS DECIDED WITH THE PLANNING INSPECTORATE

Date Decided	References	Site	Description	Appeal Decision	Procedure
14.02.2023	AP/23/0004 APP/D3830/D/22/3305742 (DM/21/1455 refers)	Ferndown 1 Gander Green Haywards Heath West Sussex RH16 1RB	Retrospective 2-metre wooden closed board fence adjacent to highway with matching gates.	Dismissed	Householder

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 6 FEBRUARY 2023**

Should you require further details on any application please contact us

Licensing@midsussex.gov.uk

NEW/VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of variation required/ Nature of Application	Latest date for representations to be made. Within 28 consecutive days (Not Personal Licences) Starting day after application received
LI/23/0169	06.02.2023	Premises	The Safari Pizza Co.	Safari Pizza 21–23 The Broadway HAYWARDS HEATH RH16 3AB	Yes	To add the provision of the supply of alcohol for consumption off of the premises.	06.03.2023

MINOR VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Nature of variation required	Latest date for representations to be made. Within 10 working days (Not Personal Licences) Starting day after application received

ITEM 6

Week 1

DM/22/3353 - 73 Farlington Avenue

Bentswood

Front elevation dormer and rear roof extensions with associated alterations.
Amended plans received 03.02.2023 showing removal of rear roof dormer addition.

DM/23/0054 - Fleur De Lis 2 Bolnore Road

Lucastes

T1 - Conifer Group located left of rear car park. Reduce height by a Maximum of 2.5m and trim front face of all Conifers to improve light.

DM/23/0352 - 20 Willow Park

Franklands

T1 - Lapsed hornbeam coppice - remove two small stems to rear of and within coppice. Reduce hornbeam by 2.5m in height and width.

DM/23/0353 - 75 Harlands Road

Lucastes

First floor rear extension with roof alterations.

DM/23/0354 - 7 Oldfield Drive

Franklands

1 X Oak remove stem leaning into house, 4 x Beech fell, 4 x Holly fell, 7 x Oak fell, 2 x Ash fell, 1 x Fir fell.

DM/23/0356 - The Glade 30 Lewes Road

Franklands

T1 Ash - controlled dismantle to ground level, T2 Ash – controlled dismantle to ground level.

DM/23/0369 - Land To The West Of 7 Muster Green South

Ashenground

Erection of Three Storey Building to Provide Commercial Use (Class E) at Ground Floor and 4 x 1 Bed Flats (Class C3) above at First and Second Floor

Week 2

DM/22/3865 - The Coach House, Balcombe Road

Heath

Proposed front orangery extension, extend existing first floor flat roof side extension and internal alterations to improve family home. (AMENDED DESCRIPTION AND PLANS received 14th February removing dormer windows.)

DM/23/0241 - Flat 1 - 30 St Wilfrid's Court Church Road

Heath

Removal of planters and supporting structural steel work to front and rear elevations.

DM/23/0380 - 104 Haywards Road

Ashenground

Garden Office Building in the front of the property and Driveway Gates

DM/23/0400 - 26 Bridgers Mill

Heath

Holly stems - branches overhanging from neighbour - reduce to fence line at height of approximately 2m. Sycamore branches overhanging from neighbour - raise crown to give clearance of 3.5m.

DM/23/0405 - 3 Redwood Drive

Ashenground

Oak - reduce up to 1.5 metres from overhanging branches and balance.

DM/23/0422 - 28, 30 And 32 Lucastes Avenue

Lucastes

Ash Tree (30 Lucastes Avenue) - Fell. Ash Tree (28 Lucastes Avenue) - Fell. Beech Tree (32 Lucastes Avenue) crownlift by 6m and removal of the lower 3 limbs

Week 3

DM/23/0045 - 3 Kingfisher Drive

Lucastes

Proposed single storey side extension to replace existing conservatory.

DM/23/0434 - Grass Verge Adjacent to 2 Priory Way

Bentswood

Proposed 5G telecoms installation: 15m street pole and additional ancillary equipment cabinets and associated ancillary works.

DM/23/0482 - Waitrose 6 Clair Road

Heath

Variation of condition 24 attached to planning permission 14/03342/CND in order to secure unrestricted delivery hours and use of the service yard associated with the approved supermarket. (Amended Description 23.02.2023)

Proposed single storey side extension and wood burning stove.

ITEM 7

Request for a TRO to be applied to a section of Beech Hill, opposite the entrance to Rushwood Close.

Recommendation of the PWG

The Town Council **SUPPORTS** this application and recommends that West Sussex County Council's Highways Officer make a site visit in order to ascertain the correct placement of any appropriate yellow lines.