



HAYWARDS HEATH TOWN COUNCIL

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13th November, 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, 20th November 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, 30th October 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: **None**;

Licensing Applications: **None**.

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

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 30 October 2023

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

* Absent
** Apologies

Also present: Cllr A. Murray

67. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr D. Nicholson	Holiday

68. Minutes

The minutes of the meeting held on Monday, 9th October 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

69. Substitutes

Cllr A Murray for D. Nicholson.

70. Members' Declarations of Interest

Councillor Bashar made the following declaration:

"I declare a personal interest in all planning applications under agenda item 7 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."

Councillor Platts made the following declaration:

"I declare a personal interest in all planning applications under agenda item 7 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."

71. Planning Appeals

There were none.

72. Licensing Applications

There were none.

73. Comments and Observations on Planning Applications

Members made comments and observations on 16 planning applications as per Appendix 1 attached.

74. Parkfield Way - Traffic Regulation Order

Members considered the Community Highways Application and without comment;

Members **RESOLVED** to support the Community Highways application for Traffic Regulation Orders in Parkfield Way.

75. Lindfield - Lewes Road (B2111) Traffic Regulation Order

Members noted the historical background, as presented in the report, in relation to the application for Lindfield - Lewes Road (B2111) Traffic Regulation Order, which looked to regulate the movements of HGV's and their type in the village. It was asked why the matter had come back to the Town Council. The Town Clerk stated that it was due to the new administration sitting, so to gather their views and due to the fact that he also had been approached by West Sussex County Officers who had informed him that the matter was back under consideration. Members reiterated their concerns, notwithstanding the meetings that had been held to consider others options such as signage leading into the area, that nothing had been resolved since the last the last time the Town Council considered the matter. There was still the fear that the issues faced in Lindfield currently would just be moved into Haywards Heath. It was asked if the West Sussex County Councillor for Lindfield was aware and involved in the consideration, which was confirmed by the Town Clerk. It was then asked what technical information had been gathered in relation to what the Town Council may assume to be the impact on Haywards Heath. It was noted that the Lindfield Preservation Society and Linfield Parish Council had recorded the number of HGV's in the area and that West Sussex Council would undertake such work as part of the application's consideration. In addition, it was asked what the impact would be on Ansty Village. This was not known at the present time nor would it be possible to regulate the HGV's routing in the future hence why West Sussex Couty Officers had been nervous about the application in the past. Members wished the Town Council's position on the Traffic Regulation Order to be upheld and ratified in line with the minutes of the meeting of the Planning Committee dated 7th June 2021, whilst cautiously welcoming endeavours to find other solutions to the matter. Therefore the following representation as agreed.

Members had before them a consultation from Lindfield Parish Council, working in association with Project Centre Ltd, on a proposal to introduce a Traffic Regulation Order (TRO) that would enforce a 7.5 tonne weight limit along the stretch of Lewes Road (B2111) between High Street and Gravelye Lane. The restriction would prohibit vehicles greater than 7.5 tonnes from using the route, except for local access.

The proposal provoked considerable comment from Members, particularly in view of the detrimental impact the intended diversionary route through Haywards Heath would have on the town. Whilst there was some sympathy for Lindfield's predicament and for what it was trying to achieve and why, i.e. to reduce the number of heavy goods vehicles (HGVs) travelling through the village and thus reduce congestion and pollution, Members were adamant that Lindfield's problem should not be solved by transferring it on to the roads of Haywards Heath. What was needed was for WSCC, as highways authority, to stand back and start looking seriously at road uses in the entire area. Councillor Wickremaratchi, in his role as a County Councillor, was asked to take this up with WSCC Highways.

*With every Member having had the opportunity to express his/her views, Councillor Laband assembled the relevant points that would comprise the Town Council's response to the consultation. This was **AGREED** as follows:*

*The Town Council **objects** to this Traffic Regulation Order (TRO) application in the strongest possible terms and is disappointed that as the neighbouring council and a key stakeholder, it was not afforded some form of pre-consultation from Lindfield Parish Council.*

The Town Council has grave concerns about how the TRO, if it were adopted, would have a very negative effect upon Haywards Heath. Specifically, the accident rate along the proposed 'closure' route is about 5 or 6 vehicles over 5 years. The intended diversion route has suffered well over 200 accidents during the same time frame. (Source for accident data – <https://www.crashmap.co.uk>)

The TRO would force polluting and damaging heavy goods vehicles (HGVs) to extend this part of their journey by exchanging a 1.4 mile route – High Street to the junction of Bedales Hill/Lewes Road – for a 3.6 mile route through Haywards Heath, effectively using the town as an HGV corridor. The proposed diversion route would also require vehicles to go past 4 schools and the Princess Royal Hospital end route to reach their required destination. The additional mileage for that route would require 148g of carbon dioxide (CO₂) minimum per HGV per kilometre, which equates to well over 0.5kg of additional CO₂ emissions from every lorry. Based on 100 vehicles, that would equal 50kg a day and 16 tonnes per annum.

The TRO undermines the objectives of the Haywards Heath Town Centre Masterplan and moreover, the Town Council's 'Destination Haywards Heath' document upon which the Masterplan is based. Destination Haywards Heath was formulated specifically to reduce the amount of through traffic for Haywards Heath to avoid the very problems that the town is being asked to shoulder on behalf of Lindfield now.

Members RESOLVED to ratify the Town Council's previous comments on the proposed Lindfield (B2111) Traffic Regulation Order as per the body of the minute above, but welcomed an ongoing dialogue with West Sussex County Council on the matter.

76. Items Agreed as Urgent by the Chair

One item was raised, which was not asked to be considered in advance under item 7, which was a query regarding planning application DM/23/2635 – 7 High Point and the application for a Granny Annex. It was assumed the application was retrospective as the annex was already in place so the house could be sold. It was explained that the application was for Lawful Development consideration, upon which the Town Council could not comment and would determine if a planning application was required. The concern was raised on the grounds of the quality of the development and correct health and safety. It was stressed that the legal test being undertaken would consider such matters.

The meeting closed at 20:21pm.

APPENDIX 1

Week 1

DM/23/2259 – Land to the r/o Central House, 25 Perrymount Rd Bentswood & Heath West
Erection of an 8-storey building comprising of 38 flats (21 x 1-bed and 17 x 2-bed) with associated landscaping, parking and refuse stores.

The Town Council was supportive of the application, but had serious concerns regarding the provision of car parking spaces against the number of dwellings proposed. There should also be consideration, given to the proximity of the development to the railway line, to consultation with network rail with regards to the possibility of subsidence to the railway embankment. The Town Council would also require and be assured that the landscaping planting of trees be delivered as there had been instances within the locality where such was proposed but was not realised. The Town Council welcomed the affordable housing element as required and stressed that this apportionment of housing be delivered within the development not a commuted payment.

DM/23/2446 – Pennington House, Franklands Village Franklands
T2 – Hornbeam – fell in sections to ground level.

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

DM/23/2504 – 30 Highbank Lucastes & Bolnore
Proposed garage conversion to a habitable room at the rear and the front to remain as storage. Two windows to be added to external wall.

No Comment.

DM/23/2513 – Maxwellton House, 41–43 Boltro Road Lucastes & Bolnore
Proposed non-illuminated hoardings with (x2) flags and (2x) non-illuminated sign boards.

No Comment.

DM/23/2546 – Lincoln Lodge, 8 Paddockhall Road Lucastes & Bolnore
(T1) Apple – fell. (T2) Cherry – fell.

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

Week 2

DM/23/2351 – 2 Norton Lees, 9 Oathall Road Bentswood & Heath West
To replace 7 existing wooden windows with UPVC of the same design.

No Comment

DM/23/2555 – 45 Lucastes Avenue Lucastes & Bolnore
T1 Bay – reduce height of crown by 2.5m and width by 2m. T2 Lawsons Cypress – fell.

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

DM/23/2591 – 6 Orchid Park Franklands
Proposed pitched roof to existing ground floor flat roof extension.

No Comment.

DM/23/2601 – 16 Franklands Village
Castlewellan Gold Conifer – fell.

Franklands

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

DM/23/2604 – 40 Sunte Close

Haywards Heath North East

Loft conversion with side dormer together with associated internal and external alterations.

No Comment,

DM/23/2611 – 41 Lewes Road

Franklands

Front porch and changes to the fenestration.

No Comment.

Week 3

DM/22/3876 – 47 Lucastes Avenue

Lucastes & Bolnore

Proposed balcony at first floor and flat roof of single storey rear extension. Description amended 16.10.2023 to include two-storey side extension as built, with amended plans received to include air conditioning units and proposed privacy screens to balcony. Noise Impact Assessment submitted 12.10.2023.

The Town Council was disappointed to have to consider the application retrospectively. It was noted that the application was very confusing to whether those units proposed were additional units. It is required that the noise assessment should be undertaken again as there was significant noise recorded, plus none recorded for the day time, in the surveys already undertaken. It was also felt that a more cohesive system solution be investigated, which is more appealing to the environment of the area and aesthetics of the property. In general terms the application was not very clear and should be re-submitted.

DM/23/2586 – David Jenkins Design Ltd, The Architects Office, Gower Road

Ashenground

Conversion of first floor office space into one bedroom flat.

No Comment.

DM/23/2616 – 71 Haywards Road

Ashenground

Proposed new door and first floor window to rear elevation. Replacement of door and window to side elevation. Cladding to cover existing extension, side and rear elevations with minimal section to front elevation. Shutter to side first floor elevation. Velux windows to side elevation.

No Comment.

DM/23/2635 – 7 High Point

Franklands

Use of granny flat/annexe as a single dwellinghouse.

No Comment.

DM/23/2654 – 75 Harlands Road

Lucastes & Bolnore

Internal remodelling and reconfiguring some of the glazing and back door. A new front porch.

No Comment.

ITEM 6

Week 1

DM/23/2380 – 35 Mill Green Road

North Central

Two storey rear and side extension to a semi-detached property. Side extension is an infill. Amended Plans received 24.10.2023 showing revised roofline over addition and flood risk details.

DM/23/2674 - 11A Boltro Road

Lucastes & Boltro

Variation of condition 2 of application DM/17/1697 for amendments to front elevation and two new roof lights to rear of ground floor apartment.

DM/23/2738 - 23 Bruce Close

Ashenground

Two-storey side extension.

DM/23/2742 - 3 Lucas Way

Lucastes & Bolnore

T1 Oak - Removal of 2 branches

Week 2

DM/23/2481 - 4 Ashenground Close

Ashenground

Garage conversion and single storey extension to the rear of the property. Front extension to gable to include rooms in the roof space, with a front window and rooflights. Re-positioning of windows, doors, and removal of a chimney. (Revised plans received 23.10.2023 and 30.10.2023) (Revised description agreed 30.10.2023)

DM/23/2674 - 11 Boltro Road

Lucastes & Boltro

Variation of condition 2 of application DM/17/1697 for amendments to front elevation and two new roof lights to rear of ground floor apartment. (Please note amended address).

DM/23/2760 - 99 Blunts Wood Road

Lucastes & Bolnore

Dormer extension to side elevation at first floor level.

DM/23/2772 - 3 Oldfield Drive

Franklands

Garage conversion including two new windows, rear extension with pitched roof, bifold doors, widened flat roof dormer window, velux rooflight to pitched roof and white painted timber cladding on all rear dormers.

DM/23/2777 - 5 Willow Park

Franklands

Oak tree - reduce by approx. 3m, remove deadwood and crown lift by 2.5m.

DM/23/2789 - 39 Blunts Wood Road

Lucastes & Bolnore

Oak tree – fell

DM/23/2807 - 5 Foxwarren

Lucastes & Bolnore

T1 Oak - reduce the height and spread by 3.75m - 4m and raise low canopy to clear 4m, to maintain size and shape for given location and provide clearance.

DM/23/2812 - Gemini Insurance Management Ltd, Gemini House Mill Green Business Estate Mill Green Road **North Central**

Variation of Condition 6 (Approved Plans) relating to planning permission DM/21/1317 (added under non-material amendment reference DM/23/2675).

Week 3

DM/23/2258 - 16 North Road **Bentswood & Heath East**

Proposed two storey side extension, rear dormer and interior redesign. Amended Plans received 08.11.2023 showing design amendments and additional parking.

DM/23/2831 - The Lodge, Bennetts Rise **Franklands**

Change of use from office (Use Class E) to dwelling house (Use Class C3).

DM/23/2849 - Land East & West Redwood House, Hurstwood Grange, Hurstwood Lane **Franklands**

Demolition of a vacant shed and the construction of 7 new dwellings.

DM/23/2890 - Bedlam Tap 42, The Broadway **Bentswood & Heath West**

Variation of Condition 4 relating to DM/22/3617.