



HAYWARDS HEATH TOWN COUNCIL

Town Hall, 40 Boltro Road, Haywards Heath, West Sussex, RH16 1BA

Tel 01444 455694 Fax 01444 455075

Web www.haywardsheath.gov.uk E-mail town.clerk@haywardsheath.gov.uk

5th December, 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, 11th December 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, 20th November 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: **47 Lucastes Avenue** (DM/23/1273 refers);
70 New England Road (DM/23/0754 refers);
Licensing Application: **LI/23/1838 - Heathen Brewers Ltd, Heathen House, Triangle Road**
Variation to Premises Licence.
6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To consider response to outline application in ① Ansty and Staplefield and ② Cuckfield parishes for the redevelopment of land to the east of Ansty to create a new Garden Community (DM/23/2866 refers).
8. 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, 20 November 2023

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

* Absent

** Apologies

77. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr S Ellis	Personal matter
Cllr A Platts	Unwell

78. Minutes

The minutes of the meeting held on Monday, 30 October 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

79. Substitutes

There were none.

80. Members' Declarations of Interest

Councillor Bashar 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."

81. Planning Appeals

There were none.

82. Licensing Applications

There were none.

83. Comments and Observations on Planning Applications

Members made comments and observations on 15 planning applications as per Appendix 1 attached.

84. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8:10pm.

APPENDIX 1

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.

The Town Council notes the submission of amended plans showing a revised roofline over the addition (received by Mid Sussex District Council (MSDC) on 24/10/2023) and asks that clarification be given as to whether parapet capping or ridge tiles are proposed. This is in response to the representation letter from the neighbour (received by MSDC on 08/11/2023).

DM/23/2738 – 23 Bruce Close

Ashenground

Two-storey side extension.

No comment.

DM/23/2742 – 3 Lucas Way

Lucastes & Bolnore

T1 Oak – removal of 2 branches.

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

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. Repositioning of windows, doors, and removal of a chimney. (Revised plans received 23.10.2023 and 30.10.2023.) (Revised description agreed 30.10.2023.)

The Town Council notes the submission of revised plans (received by Mid Sussex District Council on 23/10/2023 and 30/10/2023) and has no comment to make.

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 rooflights to rear of ground floor apartment. (Please note amended address.)

No comment.

DM/23/2760 – 99 Blunts Wood Road

Lucastes & Bolnore

Dormer extension to side elevation at first floor level.

No comment.

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.

No comment.

DM/23/2777 – 5 Willow Park

Franklands

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

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

DM/23/2789 – 39 Blunts Wood Road

Lucastes & Bolnore

Oak tree – fell.

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

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.

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

**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).

No comment.

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.

The Town Council notes the submission of amended plans showing design amendments and additional parking (received by Mid Sussex District Council on 08/11/2023) and has no comment to make.

DM/23/2831 – The Lodge, Bennetts Rise

Franklands

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

No comment.

**DM/23/2849 – Land east & west of Redwood House, Hurstwood Grange,
Hurstwood Lane**

Franklands

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

No comment other than a request that for the duration that the development takes place, the developer be responsible for properly maintaining and repairing the existing access road, which is already used by others.

DM/23/2890 – Bedlam Tap, 42 The Broadway

Bentswood & Heath West

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

No comment.

ITEM 5**NOTIFICATION OF APPEALS LODGED WITH THE PLANNING INSPECTORATE**

Date Lodged	References	Site	Description	Appellant	Committee/ Delegated Decision	Procedure
28/11/2023	AP/23/0059 APP/D3830/D/23/3330841 (DM/23/1273 refers)	47 Lucastes Avenue HAYWARDS HEATH RH16 1JZ	Retrospective application for proposed new boundary railing and gates on Lucastes Avenue frontage.	Mr Abdullah Altazi	Delegated	Householder Fast Track Appeal
28/11/2023	AP/23/0060 APP/D3830/D/23/3330514 (DM/23/0754 refers)	70 New England Road HAYWARDS HEATH RH16 3LD	Proposed two-storey rear extension, internal configuration, window alterations, new external stairs to first floor of garage extension.	Gene Lowson	Delegated	Householder Fast Track Appeal

ITEM 5

LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 27 NOVEMBER 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/23/1838	29.11.2023	Premises	Heathen Brewers Ltd	Heathen House Triangle Road HAYWARDS HEATH RH16 4HW	Yes	Extend the times to sell alcohol by retail for consumption on and off the premises to 08:00–23:00 hours every day (currently 08:00–21:00 hours every day).	28.12.2023

ITEM 6

Week 1

DM/23/0828 - Chester House, Harlands Road **North Central**

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. AMENDED PLANS received 13/11/2023 increasing the size of the 2nd bedroom windows on the southwestern elevation and providing full length glazing on the lobby wall looking onto the undercroft area.

DM/23/2509 - 40 Lucastes Avenue **Lucastes & Bolnore**

Alterations and extension of front porch and replacement of existing front windows. (AMENDED PLANS received 10/11/2023 changes to porch)

DM/23/2743 - 18 Trubwick Avenue **Lucastes & Bolnore**

Proposed conversion of existing detached garage into habitable space and storage, with new window to side elevation.

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).

DM/23/2910 - Chandos Lodge, 50 Paddockhall Road **Lucastes & Bolnore**

Proposed reconstruction of existing front wall, topped with railings as previously when originally built, with electric gates to entrance.

Week 2

DM/23/2781 - 6 Burma Close **Franklands**

Oak tree (T1) lower branches cut back by 3 metres. Hazel Tree (T2) lower branches cut back by 3 metres,

DM/23/2962 - 19 Drummond Close **Ashenground**

Prune T1 Oak located at the back of the property, by reducing height, and spread by 3.5-4meters to entire canopy and taking back to previous most recent points of reduction.

Week 3

DM/23/2431 - 94 Bentswood Road **Bentswood & Heath East**

Removal of existing single storey rear extension. Proposed new single storey extension to rear with pitched roof. Loft conversion into habitable space, with pitched roof dormers to front and rear roof pitches. Single storey front porch extension with pitched roof. Removal of existing timber carport to side of existing house. Three-storey side extension. (Corrected block plan received 1 December 2023)

DM/23/2851 - 3 The Rushes **Franklands**

Cut back branches of trees overhanging pond, by no more than 2 metres.

DM/23/3010 - 3 Manaton Close

Bentswood & Heath East

Extension and part demolition of existing attached garage and conservatory and replacement with new one storey building to provide additional bedroom, bathroom and utility area.

DM/23/3012 - 42 Lucastes Avenue

Lucastes & Bolnore

Proposed two-storey side extension.

DM/23/3013 - Land Rear Of 21 And 22 Colwell Gardens

Ashenground

Poplar (T1) - Reduce crown by approximately 3-4m, remove any dead dying or broken branches

DM/23/3037 – Cotswold, Fox Hill Close

Franklands

Proposed oak framed porch extension to front.

Committee Meeting: Planning

Report of: Town Clerk
Date: 11th December 2023
Subject: DM/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex

Purpose of Report:

1. The following report asks for Member's consideration of a strategic planning issue.

Summary:

2. Members will note that a planning application has been submitted to Mid Sussex District Council for Land East of Ansty Way Cuckfield Bypass Cuckfield West Sussex. Where the site is not in the Town of Haywards Heath, it is suggested that the Town Council makes comment on the application as the land is in close proximity to Haywards Heath.

Recommendations:

Members are asked to make comment on planning application DM/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex, which will be submitted to Mid Sussex District Council.

Background:

3. The following planning application has been made to Mid Sussex District Council;

*DM/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex
Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.*

4. The aforementioned application is worthy of consideration due to its proximity to the Town and the strategic planning implications linked to it. It must also be noted that the Town Clerk has spoken to Ansty and Staplefield Parish Council and Cuckfield Parish Council who are preparing a full report in liaison with a planning consultant.

Planning Considerations

5. The site in question is not included in the current Mid Sussex District Plan as an allocated housing site, nor is it included within the Ansty and Staplefield or Cuckfield Neighbourhood Plans. Furthermore, the site has not been included as an allocated site, in the revised District Plan, which is currently at what is known as Regulation 19.
6. Section 19 is part of the process to revise the District Plan (with further housing sites allocated to meet housing needs) and was considered by the Mid Sussex District Council Scrutiny Committee for Place and Environment on 22nd November and will be considered by Full Council at its meeting on 13th December, with a recommendation to agree

the submission draft District Plan subject to a 6-week consultation commencing on 12th January 2024.

7. As a result, it can be deemed, at the present time, that this is a speculative application, that has not made it into the District Plan from the Strategic Housing and Economic Land Availability Assessment, which holds all sites put forward for consideration from developers. It would be envisaged that if the Mid Sussex five-year land supply is sound (this is the test of the viability of the District Plan to meet housing development needs over the ensuing five-year period) that the application would be turned down. This would be on the grounds that the five-year land supply of the adopted District Plan protects from speculative development. It is suggested that this is a valid reason to object to the application.

Considerations of the Potential Effect on Haywards Heath

8. With the site not being within the Town the main issue to consider would be the effect of an approved application on the Town. Members may wish to consider the effect of highways issues, coalescence of the villages of Ansty and Cuckfield and the impact on the infrastructure of Haywards Heath. It will also be prudent to consider the sustainability of the site in terms of its location to services, local transport and doctors/schools etc. Again, this should be raised as a concern because none of the infrastructure monies will be paid to Haywards Heath if approved, but naturally and residents would use facilities in Haywards Heath.
9. District Plan policies that may help consideration include;
 - a. DP12 – protection and enhancement of the Countryside.
 - b. DP16 – High Weald Area of Outstanding Natural Beauty.
 - c. DP21 – Traffic congestion.
 - d. DP26 – Character and design.
10. All of the aforementioned needs to be balanced against the described on-site benefits to the development, the economic benefit of more people in the District and requirement for housing in the South East.
11. Members will also note that the planning application is Outline with all matters reserved other than access, so there is no scope to discuss housing mix, affordable housing or any of the detail of the application. Members need to focus on the high-level effect on the Town and strategic planning issues.
12. Members will find the plan as per Appendix 1 of this report but will also find a PDF copy attached to the summons email for ease to review when considering.

Financial Implications:

13. None

Legal Implications:

14. Statutory planning consultation, which is delegated to the Planning Committee via standing orders.

Town Clerk

