



HAYWARDS HEATH TOWN COUNCIL

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7th 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, 13th February 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, 23rd January 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: **Ferndown, 1 Gander Green Oldfield Drive** (DM/22/1455 refers);
15 Portsmouth Lane (DM/22/2162 refers);

Licensing Application: **LI/23/0135 - KJ & J Enterprise Ltd**
Nisa Local, 33–35 South Road
Minor variation to Premises Licence – *changes to the internal layout of the premises.*

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 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, 23 January 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

102. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Away on family business
Cllr C C J Evans	Personal and family commitments

103. Minutes

The Minutes of the meeting held on Tuesday, 3 January 2023 were taken as read, confirmed as a true record and duly signed by the Chairman.

104. Substitutes

There were none. However, with Councillor McPherson (Vice Chairman) acting as Chairman in the absence of Councillor Laband, he nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was seconded by Councillor Mrs Cheney and **AGREED** unanimously by Members.

105. Members' Declarations of Interest

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."

cont.

105. Members' Declarations of Interest (cont.)

One other declaration was made as follows:

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

106. Planning Appeals

There were none.

107. Licensing Applications

There were none.

108. Comments and Observations on Planning Applications

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

109. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:55pm.

APPENDIX 1

Week 1

DM/22/3829 – 42–48 America Lane

Bentswood

Two illuminated fascia signs, F/ACM panel, ACM panel and poster cases.

No comment.

DM/22/3847 – 30 Queens Road

Heath

Extension of the existing rear dormer window.

No comment.

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 9:00pm to 11:00pm.

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/22/3852 – 35 Balcombe Road

Heath

Proposed two-storey side extension with new position single storey garage position and home office to garden area beyond. (Existing and proposed elevations received 04/01/2023.)

Whilst the Town Council has no comment regarding the proposed two-storey side extension and the new garage, it **OBJECTS** to the siting of the home office on the grounds that its proximity to the boundary with neighbouring properties in Barnmead – notably nos 107 and 109 – would result in an overbearing feature which would be detrimental to the amenities of the residents of those properties. The Town Council believes that the garden has ample space to enable the building to be positioned elsewhere and in a more sympathetic location.

DM/22/3853 – 15 Allen Road

Bentswood

Proposed single storey rear extension.

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/22/3859 – 1 The Spinney, Eastern Road

Bentswood

Proposed enlargement of existing dormer to east elevation roof slope.

No comment.

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

Heath

Proposed loft extension, front orangery extension and internal alterations to improve family home.

No comment.

Week 2

DM/22/3227 – Sainsbury's Local, 25 Wivelsfield Road

Ashenground

Variation of condition 7 of planning reference 09/02552/COND to allow an increase in delivery hours from 10:00 until 21:00 on Sundays and Bank Holidays. (Please note revised hours.)

The Town Council notes the revised hours and has no comment to make.

DM/22/3698 – 3 Updown Hill

Lucastes

Proposed single storey rear and side extension and wood burning stove. (Amended plans and description 04/01/2023.)

No comment.

DM/22/3726 – 45 Greenways

Bentswood

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.

Whilst the Town Council has no issues in terms of the size of the proposed rear and side extensions – and given that the principle has already been established following planning permission for application reference DM/21/1899 – it does have concerns regarding the materials proposed for the external finish, particularly the charred black timber for the side extension.

Because this a Turner-style property, the Town Council asks that Mid Sussex District Council's Urban Designer be made aware of the proposals so that he can determine whether they are appropriate.

The Town Council is surprised that the outbuilding has been constructed without the appropriate planning permission and at the time of commenting, i.e. 23/01/2023, there are no details clarifying its dimensions.

DM/22/3876 – 47 Lucastes Avenue

Lucastes

Proposed balcony at first floor and flat roof of single storey rear extension.

No comment.

Week 3

DM/22/3768 – 24 Summerhill Close

Heath

Amended description – first and second floor side extension and rear dormer window.

The Town Council notes the amended description and has no comment to make.

DM/22/3828 – 104 Bentswood Road

Bentswood

Oak Tree – crown reduction by 3–4 metres.

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

DM/23/0036 – Lydenhurst, 7 Summerhill Lane, Lindfield

Heath

Proposed two-storey side extension, two-storey rear extension. Single storey rear extension with crittall windows and glazed doors. Full height crittall windows to small ground floor side windows and a pitched roof open porch to main front door.

No comment.

DM/23/0045 – 3 Kingfisher Drive

Proposed single storey side extension to replace existing conservatory.

Lucastes

No comment.

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

Date Lodged	References	Site	Description	Appellant	Committee/ Delegated Decision	Procedure
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.	Mrs Alexandra Mellor-Dai	Delegated	Householder Fast Track Appeal
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.	Mr Ryan Lewry	Committee	Householder Fast Track Appeal

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 30 JANUARY 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

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
LI/23/0135	27.01.2023	Premises	KJ & J Enterprise Ltd	Nisa Local 33-35 South Road HAYWARDS HEATH RH16 4LQ	Changes to the internal layout of the premises.	13.02.2023

ITEM 6

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.

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)

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.

DM/23/0069 - 31 Renfields

Lucastes

Installation of Air Source Heat Pump to the rear.

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.

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.

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

Bentswood

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

DM/23/0130 - 34 Lucastes Lane

Lucastes

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

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.

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.

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 roof lights.

DM/23/0071 - Play Area Adjacent To 17 Wellswood

Ashenground

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

DM/23/0117 - 1 Farlington Avenue **Bentswood**
Dormer extension to side and rear.

DM/23/0188 - 22 Haywards Road **Ashenground**
Proposed 35sqm single storey detached outbuilding, to the rear of existing property's garden.

DM/23/0212 - 16 Lucastes Road **Lucastes**
T1 Mature Oak - Reduce crown by up to 1.5m and installation of Cobra bracing.

Week 3

DM/22/3363 - 44 Mill Green Road **Heath**
Proposed dropped kerb

DM/23/0205 - 7 Lucastes Lane **Lucastes**
Install solar panels on garage roof.

DM/23/0243 - 4 The Dell **Lucastes**
T1 Sycamore - reduce back lateral growth encroaching on 1 The Dell by 1m. T2 - 2 x lime - fell to ground level.

DM/23/0274 - 55 Gower Road **Ashenground**
Loft conversion.

DM/23/0284 - 56A Wivelsfield Road **Ashenground**
Conversion of internal garage to living space together with new window to replace garage door.

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.