



HAYWARDS HEATH TOWN COUNCIL

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17th January, 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, 23rd January 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, 3rd 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/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 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 Tuesday, 3 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

Also present: Regarding application number DM/22/1055 – 26 Ashenground Road:
Mrs Moira Hoare, who had registered to speak in order to make some supportive and constructive comments on the application;
Mr Michael Hoare.

94. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C C J Evans	Personal and family commitments
Cllr S Wickremaratchi	Holiday

95. Minutes

The Minutes of the meeting held on Monday, 5 December 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

96. Substitutes

There were none.

97. 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.

97. Members' Declarations of Interest (cont.)

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."

98. Planning Appeals

There were none.

99. Licensing Applications

Members noted that the deadline for representations to MSDC in respect of the following premises licence application had been changed due to advertising issues. *(The application had already been considered at the meeting of 21 November 2022 and representation had been made.)*

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/22/1638 Said Madjoudj	Premises	57 The Broadway HAYWARDS HEATH RH16 3AS	New Premises Licence

Members noted that the following premises licence application had been **lodged** with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/22/1948 Mr Pakeerathan Sanmugalingam	Premises	One Stop 42-48 America Lane HAYWARDS HEATH RH16 3QB	New Premises Licence

100. Comments and Observations on Planning Applications

Members made comments and observations on 25 planning applications as per Appendix 1 attached.

101. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:05pm.

APPENDIX 1

Week 1

DM/22/1055 – 26 Ashenground Road

Ashenground

Proposed hardstanding area to park 2 cars and associated landscaping.

Following its previous comments (submitted on 18/05/2022), the Town Council notes **a)** the representations from neighbours and **b)** the consultation response from West Sussex County Council Highways, which outlines the recommended conditions required for access and the car parking space, and includes an informative note in respect of the vehicle crossover. The Town Council argues that this 'informative' should be made a further condition of any planning permission granted, since construction of the crossover involves works on the public highway.

The Town Council has additional concerns about the landscaping work relating to the hedges on both boundaries in terms of the potential negative effect upon biodiversity, and aggravated drainage from the soil removal between nos 26 and 24 Ashenground Road. The Town Council would also like Mid Sussex District Council's Tree Officer to attend in order to ensure that the removal and replacement of the horse chestnut is conditioned with a suitable replacement.

DM/22/3071 – 47 Lucastes Avenue

Lucastes

New gates to the front of the property.

No comment.

DM/22/3601 – HSBC, 38–42 South Road

Heath

Removal of 1 no. external machine, replaced by 1 no. new external machine. Existing shopfront glazing to be modified for new machine, and finished externally to match existing.

No comment.

DM/22/3602 – HSBC, 38–42 South Road

Heath

New sign installed above machine, to replace existing sign.

No comment.

DM/22/3617 – 42 The Broadway

Heath

Proposed change of use of existing nail bar and beauty salon (Class E Use) to drinking establishment (Sui Generis Use) with associated external alterations and external seating area to the front.

The Town Council, in essence, **SUPPORTS** this application – however, with the condition that use of the external area terminates at 23:00, in line with the recommendations of Mid Sussex District Council's Environmental Protection Team.

The Town Council wishes to point out that part of the land appears to be owned by West Sussex County Council (WSCC). Before considering planning permission, Mid Sussex District Council should ensure that permission has been given by the landowner (WSCC) to the applicant.

DM/22/3622 – Amberley Grange, 74 Lewes Road

Franklands

On the right side, 2 x Eucalyptus – reduce trunk to 4 metres and reduce crown to a height of 6 metres. 1 x Beech – reduce trunk to 4 metres and reduce crown to a height of 6 metres. On the left-hand side, 2 x Wild Cherry – reduce trunk to 4 metres and reduce crown to a height of 6 metres, and 1 x Willow Tree – reduce trunk to 4 metres and reduce crown to a height of 6 metres.

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

DM/22/3631 – 47 Wickham Way

Heath

Proposed single storey front extension, first floor side extension (over existing ground floor), roof conversion with front and rear dormers.

No comment.

DM/22/3632 – 68 Gower Road

Ashenground

Proposed dormer loft extension, single-storey rear extension.

No comment.

DM/22/3639 – 23 The Grove

Franklands

Oak Tree (T1) – raise canopy by 2–3 metres and crown reduce by 2–3 metres.

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

DM/22/3645 – 48 Lucastes Lane

Lucastes

Proposals include an extension to the existing roof above the garage, new Velux rooflights and a modification to the rear first floor window.

No comment.

DM/22/3661 – 7 Lucastes Avenue

Lucastes

Maples x 2 – reduce height by 5 metres, leaving no crown.

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

DM/22/3665 – Hathaways, 10A Rothley Chase

Bentswood

T1 – Oak – reduce crown by 1.5–2 metres. Remove epicormic growth on stem up to the level of crown break.

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

DM/22/3685 – Harlands Barn, Bridgers Mill

Heath

T34 Ash – prune back south crown from hospital building to provide 2.5 metres clearance, prune back lower crown from metal utility buildings to provide up to 3m clearance.

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

Week 2

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

Ashenground

Variation of condition 7 of planning reference 09/02552/COND to allow increase in delivery hours to 07:00–21:00 every day. Please note amended description.

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

DM/22/3420 – Chestnut Corner, Snowdrop Lane, Lindfield

Franklands

Two-storey extension including garage conversion and three dormer windows to the rear roof slope. Relocated front entrance door. Rear infill. (Updated plans received 08.12.2022. Revised description received 08.12.2022.)

The Town Council notes the submission of updated plans and a revised description (received by Mid Sussex District Council on 08/12/2022) and has no comment to make.

DM/22/3702 – 8 Bolding Way**Ashenground**

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/22/3708 – NCP Ltd, Harlands Road Car Park, Harlands Road**Lucastes**

Modification of Section 106 Agreement relating to DM/17/2384 to secure three First Homes units instead of three shared ownership units.

The Town Council notes the correspondence between Mid Sussex District Council's Senior Planning Officer and the applicant's agent and is disappointed with the outcome. However, it accepts the compromise, subject to 'a Viability Review (in accordance with the Development Viability Supplementary Planning Document) on the sale or letting of 75% of the units, when accurate information about build costs and sales values will be able to be provided. This review will enable an assessment to be carried out as to whether or not additional value has been generated since the current viability assessment was undertaken, as a result of a change in the Gross Development Value or the Build Costs or a combination of the two, which will allow a further contribution to be paid towards the provision of off-site affordable housing'.

DM/22/3727 – 5 Mill Hill Close**Heath**

Bungalow 19 Willow – fell. Bungalow 27 Oak tree – suffering from squirrel damage; remove damaged branches and raise crown by up to 3.5m. Bungalow 32 Spruce and 2x Conifer – fell. Bungalow 33 Conifer – fell.

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

DM/22/3742 – 16 Eastern Road**Bentswood**

Proposed loft conversion to main roof plus replacement single storey rear extension.

No comment.

DM/22/3744 – 28 Lewes Road**Franklands**

Ash Trees x3 – fell, due to ash dieback.

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

DM/22/3755 – 3 Lucas Way**Lucastes**

Proposed first floor extension over existing ground floor together with roof configuration works and associated internal and external alterations.

No comment.

Week 3**DM/22/3698 – 3 Updown Hill****Lucastes**

Proposed single storey side extension and wood burning stove.

No comment.

DM/22/3768 – 24 Summerhill Close**Heath**

Proposed two storey side extension and internal alterations.

No comment.

DM/22/3772 – Parkers MOT and Tyre Centre Ltd, Units 1 and 2, 12 Bridge Road Heath

The proposed development involves the demolition of the existing buildings and construction of two steel-framed, metal-clad buildings to replace the existing garage workshop, van hire and Rok Skool. There is a change of use on part of the existing site from E/B2 to B8.

The Town Council **SUPPORTS** this application and notes the positive employment uplift – with 28 jobs – additional tree planting and compliance with Policy B3 of the Haywards Heath Neighbourhood Plan.

DM/22/3776 – 2 Redwood Drive

Ashenground

T1 Maple and T2 Chestnut overhanging neighbour's property – reduce back to fence line. Approximately 1.5 metre, garden side – reduce branches overhanging summer house by approximately 1–1.5metre. Shrubs overhanging neighbour's property – cut back to fence line by approximately 0.5–1 metre.

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

Week 1

ITEM 6

DM/22/3829 - 42 - 48 America Lane, RH16 3QB

Bentswood

Two illuminated Fascia signs, F/ACM Panel, ACM Panel and Poster Cases.

DM/22/3847 - 30 Queens Road, RH16 1EB

Heath

Extension of the existing rear dormer window.

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.

DM/22/3852 - 35 Balcombe Road, RH16 1PA

Heath

Proposed 2 storey side extension with new position single storey garage position and home office to garden area beyond

DM/22/3853 - 15 Allen Road, RH16 3PU

Bentswood

Proposed single storey rear extension

DM/22/3859 - 1 The Spinney, Eastern Road, RH16 3NG

Bentswood

Proposed enlargement of existing dormer to east elevation roof slope

DM/22/3865 - The Coach House, Balcombe Road, RH16 1PB

Heath

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

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).

DM/22/3698 - 3 Updown Hill

Lucastes

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

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.

DM/22/3876 - 47 Lucastes Avenue

Lucastes

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

Week 3

DM/22/3768 - 24 Summerhill Close

Heath

AMENDED DESCRIPTION: - First and second floor side extension and rear dormer window.

DM/22/3828 - 104 Bentswood Road

Bentswood

Oak Tree - Crown Reduction by 3-4 meters

DM/22/3852 - 35 Balcombe Road

Heath

Proposed 2 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)

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.

DM/23/0045 - 3 Kingfisher Drive

Lucastes

Proposed single storey side extension to replace existing conservatory.