

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 26 June 2023

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

* Absent

** Apologies

17. Apologies

There were none.

18. Minutes

The minutes of the meeting held on Monday, 5 June 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

19. Substitutes

There were none.

20. Members' Declarations of Interest

Councillor Platts 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 further reserve the right to alter my views should the applications come before the Licensing Committee, based on contributions from the public, other Members or reports from MSDC Officers."

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."

21. Planning Appeals

There were none.

22. Licensing Applications

Members noted that the following application for a review of a premises licence had been **lodged** with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/23/0834 West Sussex County Council Trading Standards Service	Premises	K & A Enterprise 118 South Road HAYWARDS HEATH RH16 4LT	Review of Premises Licence. Incidents at the premises have, in the opinion of West Sussex Trading Standards, undermined the Licensing Objectives of Prevention of Crime and Disorder, Public Safety, and Protection of Children from Harm.

They were supportive of this measure, the purpose of which was to ensure that the objectives under MSDC's Licensing Policy were being upheld.

23. Comments and Observations on Planning Applications

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

24. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8:22pm.

APPENDIX 1

Week 1

DM/23/1201 – 19 Sandrocks Way

Ashenground

Demolition of double garage and construction of a detached two-storey dwelling.

The Town Council acknowledges that the principle of development on this site has already been established, with permission for a two-storey, four-bedroom dwelling under application reference DM/22/2653. The Town Council objected to this earlier application and – whilst recognising the concerns raised by local residents – now wishes to make the following comments in respect of the latest proposal:

1. if permission is granted, all relevant conditions (i.e. nos 1. to 9.) and informatives (i.e. nos 1. to 3.) that were applied under DM/22/2653 shall be reapplied to DM/23/1201;
2. there must be a comprehensive Construction Management Plan in place to mitigate disruption to local residents and to protect their amenity;
3. any damage to the public highway caused by construction-related vehicles or activities – including damage to kerbstones and/or grass verges – shall be repaired in full at the expense of the applicant/developer/contractor. This is to protect infrastructure funded by the taxpayer;
4. the greenery along the northern boundary of the site, which borders the Vale Road allotment site, shall be retained in order to provide screening and to protect wildlife/biodiversity. This would accord with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan, and Policy DP37 of the Mid Sussex District Plan 2014–2031.

Members also discussed ways in which they might facilitate the improvement of parking congestion in this cul-de-sac, with particular focus on practical enhancements to the turning area. In his capacity as MSDC Member for the Ward, Councillor Pascoe stated that he would follow this up with West Sussex County Council Highways.

DM/23/1340 – 59–63 South Road

Ashenground

Change of use of second floor, addition to remaining second floor and extensions to third floor to provide 11 no. flats.

The Town Council acknowledges that this application represents a reduced scheme compared with the proposal that was refused under application reference DM/21/2202 (the Town Council objected to this earlier application). It welcomes the provision of more residential accommodation in a sustainable, town centre location and supports the consultation responses submitted by Mid Sussex District Council's Environmental Protection Team (regarding noise issues) and Sussex Police (regarding site security and crime prevention). It also supports the inclusion of secure cycle storage facilities.

However, the Town Council is extremely disappointed to note that it is very unlikely that there will be any affordable housing provision within a development occupying a location that would be well-suited to this type of accommodation. Notwithstanding the formula for calculating it, the Town Council considers the proposed commuted sum of £244,000 to be insufficient to mitigate the lack of provision.

DM/23/1426 – 40 Lucastes Road

Lucastes & Bolnore

T1 Cherry – crown reduction by 6m.

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

Week 2

DM/23/0623 – 7 Ferny Croft

Lucastes & Bolnore

Retrospective application for the erection of an internal garden batten fencing approx. 215–220cm high. Amended plans received showing revised position of boundary fence and to include single storey side and rear extension as built (in relation to fence).

The Town Council notes the submission of amended plans showing the revised position of the boundary fence and the single storey side and rear extension as built (in relation to the fence), and has no comment to make.

DM/23/0838 – Great Haywards Barn, Amberley Close

Lucastes & Bolnore

Oak (T9a) – reduce the crown overhanging the property by 2.5m.

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

DM/23/1413 – 21 Bolnore Road

Lucastes & Bolnore

Conversion of existing detached garage into separate mews style 2-bedroom dwelling with a proposed dormer extension to the NW elevation and proposed decking to rear. (Access proposed via existing crossover.) Access to existing dwelling to be enlarged and fitted with new gates.

No comment.

DM/23/1456 – 43 Lincoln Wood

Lucastes & Bolnore

Demolition of existing conservatory and erection of a single storey rear extension.

No comment.

DM/23/1474 – 56 Barnmead

North Central

Removal of an existing conservatory, to be replaced with a new single storey extension. Proposed garage conversion and for the existing sloping flat roof height to be raised at the front (lower end) to match the existing roof height to the rear. Also a new front door and one new side window and a new 2.45m high fence to the side of the driveway.

No comment.

DM/23/1485 – 12 Augustines Way

Bentswood & Heath East

Two-storey side extension.

No comment.

Week 3

DM/23/1255 – 100 Penland Road

North Central

Proposed ground floor rear extension, first floor front extension and internal alterations.

No comment.

DM/23/1475 – 31 Penland Road

North Central

Removal of existing raised decking; removal of 1 no. chimney stack. Proposed rear single storey extension, garage conversion and front single storey extension together with internal re-configuration and raised decking.

No comment.

DM/23/1479 – Fieldway House & adjacent land, Lucastes Road **Lucastes & Bolnore**
Bay tree (in garden) – a crown reduction of 3m to the height and 1m to the width. Oak tree (located on footpath adjacent to house) – cut back overhanging branches by 2m.

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

DM/23/1522 – 1 Ashdown Close **Franklands**
This application is to regularise the use of the property as a residence for 6 people living together and receiving care.

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/23/1523 – 1 Ashdown Close **Franklands**
Proposed erection of single storey side and rear extensions following demolition of existing side elevation conservatory.

No comment.

DM/23/1539 – 22 Weavers Mead **Lucastes & Bolnore**
Garage conversion to bedroom.

No comment.

DM/23/1569 – Land adjacent to Fieldway House, Lucastes Road **Lucastes & Bolnore**
Oak Tree – cut back lowest overhanging branch to the trunk.

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