



## HAYWARDS HEATH TOWN COUNCIL

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8<sup>th</sup> February, 2018

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, 12<sup>th</sup> February 2018 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, 22<sup>nd</sup> January 2018.
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.

Appeal Decided: **Land at Rogers Farm, Fox Hill**  
Outline application for the redevelopment for up to 37 residential units including proposed access;

Licensing Applications: **None.**

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
7. To consider West Sussex County Council proposal to install a signal-controlled pedestrian crossing on Isaacs Lane (A272) at the site of the existing pedestrian refuge island located immediately south of its junction with Chownes Mead Lane.
8. 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), M Pulfer (Vice Chairman), C Cheney, R Clarke, A McPherson, H Mundin.

## HAYWARDS HEATH TOWN COUNCIL

### PLANNING COMMITTEE

#### Minutes of the meeting held on Monday, 22 January 2018

C N Laband (*Chairman*) \*\*  
M J Pulfer (*Vice Chairman*)  
Mrs C Cheney  
R J R Clarke  
A C McPherson  
H A MUNDIN

\* Absent

\*\* Apologies

Also present: Councillor Mrs S M Ellis

**95. Apologies**

The following apology was received:

Member	Reason for Absence
Cllr C N Laband	Holiday

**96. Minutes**

The Minutes of the meeting held on Wednesday, 3 January 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

**97. Substitutes**

Councillor Mrs Ellis substituted for Councillor Laband. With Councillor Pulfer acting as Chairman in the absence of Councillor Laband, Members were asked to nominate and agree a Vice Chairman for the meeting. Councillor Clarke proposed Councillor Mrs Ellis; this was seconded by Councillor MUNDIN and it was **AGREED** unanimously that Councillor Mrs Ellis be Vice Chairman.

**98. Members' Declarations of Interest**

Councillor Howard MUNDIN 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) appointed to Planning Committee B. I further reserve the right to alter my views should the applications come before Planning Committee B, based on contributions from the public, other Members or reports from MSDC Officers."

**99. Planning Appeals**

There were none.

**100. Licensing Applications**

Members noted that the following application to vary a premises licence had been **lodged** with Mid Sussex District Council:

<b>Application No. &amp; Applicant</b>	<b>Application Type</b>	<b>Premises Address</b>	<b>Nature of Variation</b>
LI/17/2282  Marks & Spencer plc	Premises	Marks & Spencer Unit 1 The Orchards HAYWARDS HEATH RH16 3TH	<u>Minor variation:</u> changes to internal layout of the premises

**101. Comments and Observations on Planning Applications**

Members made comments and observations on 27 planning applications as per Appendix 1 attached.

**102. Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 7:46pm.

## APPENDIX 1

### Week 1

#### **DM/17/3413 – Land at 37–55 Perrymount Road & 1–5 Clair Road**

**Heath**

Outline planning application for redevelopment of the site to provide up to 145 new residential units including 30% affordable housing and 1209 sq. metres of commercial floorspace (A2 use class), together with associated car parking. All matters to be reserved except from access. Amended plans received 14<sup>th</sup> December showing a reduction in the site area and a reduction in the proposed car parking from 103 to 88 spaces.

*NB Application already considered at the meeting of the Planning Committee held on Wednesday, 3 January 2018. (Comments and observations subsequently submitted to Mid Sussex District Council.)*

#### **DM/17/4758 – Grosvenor Hall, Bolnore Road**

**Lucastes**

Proposed 2 no. five bedroom dwellings.

The Town Council has **no objections** to this revised proposal for this site, which sees a reduction in the number of dwellings from three to two. This stance is in line with previous Town Council responses made under application numbers DM/15/2119 and DM/16/4812.

Members are, however, mindful of the representation made by The Woodland Trust and request that due regard is given to mitigating the effect of the development on the neighbouring ancient woodland – Reading Wood – including the introduction of semi-natural buffer zones.

#### **DM/17/4924 – Land adj. To Greylands, Hurstwood Lane**

**Franklands**

Variation of condition 19 relating to planning application DM/15/4931 (as inserted by permission DM/17/4365) to amend site plan drawing in order to show close boarded fence to rear garden of plot 4 (on health and safety grounds) and amend the soft planting adjacent to plot 4.

No comment.

#### **DM/17/4963 – 37 Blunts Wood Road**

**Lucastes**

T1 and T2 semi-mature oak – reduce crown by up to 4m and thin by 30%.

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

#### **DM/17/5083 – Land to west of Butlers Green House, Butlers Green Road**

**Lucastes**

Erection of a single dwelling and garage, and formation of a new access point.

Haywards Heath Town Council **objects** to this application on the grounds that it is outside of the built line of the adopted Haywards Heath Neighbourhood Plan and the site was discounted during the development of the Plan. Bearing in mind that this is the last land parcel between Haywards Heath and Cuckfield, it is critical that this application for a single dwelling and garage is refused so as to maintain a clear boundary between the town and the village. The application would have a detrimental effect on **a)** the Grade II\* Listed Building, Butlers Green House, which is located near to the site, and **b)** the nearby Paiges Meadow and Blunts Wood. The development would also add another entrance/exit point on to the very busy Tylers Green roundabout, which is already over capacity in terms of vehicle movements.

#### **DM/17/5098 – 18A Sussex Road**

**Ashenground**

Proposed detached garage.

No comment.

**DM/17/5133 – Land south of Sunte House, Gander Green**

**Heath**

Variation of Condition 2 in relation to AP/16/0021, to read – the development hereby permitted shall be carried out in accordance with the following approved plans: AB Planning and Development drawings 500-01, 600-01A, 700-01, and Fluid Architecture Drawings FD17-1503-50, FD17-1503-55, FD17-1503-100, FD17-1503-105, FD17-1503-110, FD17-1503-115, FD17-1503-120, FD17-1503-125, FD17-1503-130, FD17-1503-135, FD17-1503-140, FD17-1503-145, FD17-1503-600, FD17-1503-700, FD17-1503-710, FD17-1503-715, FD17-1503-720, FD17-1503-725.

No comment.

**DM/17/5137 – Apex Windows, 67 Sussex Road**

**Ashenground**

Proposed replacement windows and doors to existing shopfront.

No comment.

**DM/17/5176 – 70 Ashenground Road**

**Ashenground**

Demolition of existing conservatory. Proposed rear extension, side extension above existing garage and roof alterations to create an additional floor with balcony.

No comment.

**DM/17/5184 – Land north-west of Sunte House, Birchen Lane**

**Heath**

Proposed erection of two detached 2 storey 5-bed dwelling houses, each with associated separate double garages and creation of shared access of Birchen Lane.

On balance and in light of the developments allowed on appeal on land north of Birchen Lane and land south of Sunte House, Gander Green, the Town Council has **no objections** to this application on condition that the proposals demonstrate full and rigorous compliance with Policy E9 of the Haywards Heath Neighbourhood Plan.

**DM/17/5219 – Haywards Heath Police Station, Bolnore Road**

**Lucastes**

T483 oak – remove dead wood and lift crown by 3.5m. T485 yew – reduce overhang car park side by 1.5m and lift crown 3m. T486, T487, T488, T489, T490, T491, T492, T493 lime trees – pollard to 4m and remove all epicormic growth.

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

**DM/17/5228 – 11 Wythwood**

**Franklands**

Single storey side extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

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/17/5235 – 54 College Road**

**Heath**

Single storey rear extension.

No comment.

**DM/18/0003 – 1, 2, 3, 4, 5, 6 and 7 Oldfield Drive**

**Franklands**

Erection of wrought iron style motorised vehicle gates and matching pedestrian access gate between the existing brick piers at the entrance to the development to form a 'gated community' of seven detached properties at the western end of Oldfield Drive.

From a *planning* perspective, the Town Council has no comment to make in respect of this application. From a *social* perspective, however, Members wish to express their concern that the proposal is effectively seeking to gate off/segregate a group of seven properties from the rest of this small residential development. Disappointingly, this will create a sense of exclusivity, will not be conducive to social cohesion and will not engender an all-embracing community spirit.

**Week 2**

**DM/17/5239 – Hanlye House, Hanlye Lane, Cuckfield**

**Lucastes**

Demolition of existing UPVC conservatory, and construction of single storey extension to the rear elevation. Internal alterations to the ground floor to remove partition wall within WC and new internal door to dining room. Internal alterations to first floor to include remodelling en suite bathroom, insertion of new wall and new door to below stairs cupboard. Insertion of secondary glazing to all windows. Demolition of existing pool shed and construction of a single storey gym/changing room building. Associated hard and soft landscaping works.

No comment.

**DM/17/5240 – 59 Lucastes Avenue**

**Lucastes**

Proposed to remove four small trees, two ash and two hornbeam, (T1–T4) by the telephone cables.

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

**DM/17/5241 – Hanlye House, Hanlye Lane, Cuckfield**

**Lucastes**

Demolition of existing UPVC conservatory, and construction of single storey extension to the rear elevation. Internal alterations to the ground floor to remove partition wall within WC and new internal door to dining room. Internal alterations to first floor to include remodelling en suite bathroom, insertion of new wall and new door to below stairs cupboard. Insertion of secondary glazing to all windows. Demolition of existing pool shed and construction of a single storey gym/changing room building. Associated hard and soft landscaping works.

No comment.

**DM/18/0012 – 9 Marylands**

**Bentswood**

Oak (T1) – crown reduction of 2-2.5m to reduce the tree away from car park and gardens.

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

**DM/18/0044 – 4 Chelsea Arcade, The Broadway**

**Heath**

Internally illuminated acrylic fascia sign finished in Savills blue vinyl with a Savills yellow and red logo.

No comment.

**Week 3**

**DM/17/4652 – 81 Pasture Hill Road**

**Lucastes**

Single storey kitchen extension to front elevation.

No comment.

**DM/17/4735 – 104 Haywards Road**

**Ashenground**

The proposal is to extend front elevation over garage to form new bedroom, to form new porch over front extension, remove existing conservatory and replace with permanent structure timber clad, window alterations and proposed new tile hanging to front elevation. Amended plans received 12.01.2018 showing alterations to fenestration and front first floor addition.

In his capacity as Ward Member, Councillor Mundin kindly informed the Committee that the applicants had submitted these amended plans in an attempt to address objections – on the grounds of overlooking/loss of outlook – from the resident of 102 Haywards Road, with whom he had liaised on this matter. Councillor Mundin felt that the revisions were reasonable and would hopefully result in a satisfactory outcome for both parties. The Chairman thanked Councillor Mundin for his valuable input.

The Town Council notes the amended plans received by Mid Sussex District Council on 12.01.2018. It appears that the aim of these latest proposals is to lessen the impact on the neighbouring property, no. 102 Haywards Road, and therefore, the Town Council **supports** this revised application.

**DM/17/5060 – 4 High Trees**

**Bentswood**

Erection of a summer house.

No comment.

**DM/17/5198 – Camellias, 12 Fox Hill Village**

**Franklands**

Single storey extension to the rear of the building, facilitating a revised internal layout, along with minor amendments to the front. Loft extension and conversion.

No comment.

**DM/18/0126 – Sylvia Hair Fashions, 46 Sussex Road**

**Ashenground**

Proposed new shopfront.

No comment.

**DM/18/0127 – Sylvia Hair Fashions, 46 Sussex Road**

**Ashenground**

Proposed new shopfront and front new sign and side hanging lightbox sign, mounted on the end of the wall.

No comment.

**DM/18/0178 – Opposite 13 and 17 Birchen Lane**

**Heath**

(T1) common lime – install a non-invasive and flexible brace between the southern and northern stem at approximately two thirds of height of tree. (T7) common lime – fell.

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

**DM/18/0208 – Sergison Arms, Butlers Green Road**

**Lucastes**

(01) sycamore group and 3 x stems – reduce overall size of crown by 1.5m to previous points. (02) 2 x conifer – cut back to between 1 and 1.5m to expose security lighting. (03) sweet chestnut and sycamore – crown lift to 6m.

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

**ITEM 5**

**NOTIFICATION OF APPEAL DECIDED WITH THE PLANNING INSPECTORATE**

<b>Date Decided</b>	<b>References</b>	<b>Site</b>	<b>Description</b>	<b>Committee/ Delegated Decision</b>	<b>Appeal Decision</b>	<b>Procedure</b>
19/01/2018	AP/17/0057 APP/D3830/W/17/3187318 (DM/16/3998 refers)	Land at Rogers Farm Fox Hill	Outline application for the redevelopment for up to 37 residential units, including proposed access	(MSDC) Planning Committee A	Dismissed	Written Representation



Week 1

**ITEM 6**

**DM/17/4916 - Land Adjacent To 1 The Willows Colwell Road**

Construction of one three bedroom dwelling.

**Franklands**

**DM/18/0101 - 47 Balcombe Road**

Cut back existing conservatory, convert the existing coach house into a new dwelling (including raising the roof by approximately 1.2m), widen the existing driveway and provide cycle and waste storage areas.

**Heath**

**PLEASE NOTE THIS APPLICATION IS BEING DEFERRED UNTIL THE NEXT MEETING ON 5<sup>TH</sup> MARCH, AS AGREED WITH THE CHAIRMAN OF PLANNING.**

**DM/18/0185 - 28 Lucastes Lane**

Single storey rear extension.

**Lucastes**

**DM/18/0194 - Penland Farmhouse Hanlye Lane Cuckfield**

Variation of Condition 11 (site access) and 26 (approved plans) and removal of Condition 19 (contamination) relating to permission ref DM/16/1803.

**Lucastes**

**DM/18/0240 - 22 Greenhill Way**

Proposed single storey north east side extension

**Franklands**

**DM/18/0249 - Land Adjacent To 361 Gravelye Lane Franklands Village**

Erection of a two storey detached building to provide 2no. 2 bed self-contained apartments.

**Franklands**

Week 2

**DM/17/2384 - NCP Ltd Harlands Road Car Park Harlands Road**

The clearance of the site; and the construction of a building containing 65 residential 1 and 2 bedroom apartments, with associated access, car parking, landscaping and ancillary works (Amended plans received 5 January 2018 showing minor revisions to internal layouts and illustrative landscaping)

**Lucastes**

**DM/17/2551 - Bridge Road/Queens Road**

Proposed 6 No. identification signs at Bridge Road and 1 No. directional sign at Mill Green Road (amended plans received 26 January 2018)

**Heath**

**DM/17/5136 - Fraser House Triangle Road**

Proposed change of use from Funeral Directors to Veterinary Practice.

**Ashenground**

**DM/18/0302 - 5 Lucastes Road**

Proposed two storey side extension, replacement porch, detached double garage, alteration to the position of the access and driveway.

**Lucastes**

**DM/18/0308 - 17 Blunts Wood Road**

Erection of detached garage and carport.

**Lucastes**

**DM/18/0311 - 131 Western Road**

**Bentswood**

Proposed single storey rear extension and loft conversion.

**DM/18/0312 - 2 Oakhurst**

**Heath**

Proposed first floor front and side extension, and link extension to existing garage.

**DM/18/0334 - 64 Gordon Road**

**Heath**

Proposed two storey and single storey rear extensions.

**DM/18/0342 - 67 Sheppeys**

**Ashenground**

Oak tree - thin crown by 20% and remove epicormic growth

**DM/18/0353 - The Lodge Colwell Road**

**Franklands**

3 x Oak. T3 - Fell. T2 - Reduce crown up to max 2m. T1 - Reduce crown by up to 1.5m.

**DM/18/0373 - 31 Lucastes Road**

**Lucastes**

Amendment to design for detached garage as under ref: 00/01461/FUL (updated 29/01/2018).

**DM/18/0377 - 37 Gander Hill**

**Heath**

Variation of planning condition number 1 of planning application DM/16/5639. Replace drawing 6816:SKP03 (Proposed plans and elevations) with 6816:C01 (layout plans) and 6816:C04 (Proposed elevations).

**DM/18/0381 - 136, 138 And 140 Barnmead**

**Heath**

Ash tree - Fell

**DM/18/0427 - 60 Lewes Road**

**Franklands**

Ash (T1) and Cedar (T3) Remove to make way for new drive. Ash (T2) remove to make way for new drive, tree constantly shedding dead limbs. Conifers x2 (T4) remove for new garage to be built. Conifers x2 (T5) remove to allow Oak beside to develop. Acacia (T6) (TPO'ed) remove due to poor health and make way for new drive.

Week 3

**DM/18/0407 - 13 Gander Green**

**Heath**

Proposed first floor side extension over existing garage. New porch. External material changes.

**DM/18/0411 - 30 Lucastes Road**

**Lucastes**

8m back to previously broken branches. T4 and T5 Sycamore - Fell. T6 Leylandii - Fell. T7 Beech - reduce by 2m. T9 Ash - fell. T10 Pine - reduce crown by approximately 1m.

**DM/18/0451 - 1 Chapman Way**

**Franklands**

G1 10 x Poplar - Fell to ground level, T8 & T9 - 2 x Sweet chestnut – Reduce Crown by 1.5m, T50 Oak - Crown lift to 4.5m over access road, T51 Oak – Crown lift to 4.5m over access road