

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Monday, 19 June 2017

C N Laband (*Chairman*)  
M J Pulfer (*Vice Chairman*)  
Mrs C Cheney  
R J R Clarke  
E W Dwight  
A C McPherson  
H A Munda

\* Absent  
\*\* Apologies

Also present: Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/17/2148 – 69 Haywards Road:

Mr Peter Burman, who had registered to speak *against* the application;

Mrs Fiona Burman;

Mr Nigel Pepper, the applicant, who had registered to speak in order to present the situation from his perspective;

Regarding application numbers DM/17/2160 and DM/17/2192 – Gamblemead, Fox Hill:

Mrs Stephanie Went, who had registered to make representations in respect of the applications;

Regarding application number DM/17/2384 – NCP Car Park, Harlands Road:

Mr Andrew Somerville, Associate for Nexus Planning, and Mr Damian Wood, Development Director for Frontier Estates, both of whom had registered to speak in order to make a short presentation *in support of* the application;

Mr Eric Whitaker and Mr Richard Chitty, both of whom had registered to speak *against* the application;

approximately 6 other members of the public.

Prior to the start of the meeting, all of those attending stood for a minute's silence in memory of the victims of the devastating fire that had broken out at Grenfell Tower, North Kensington, London, in the early hours of 14 June 2017.

10. **Apologies**  
There were none.

**11. Minutes**

The Minutes of the meeting held on Tuesday, 30 May 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

**12. Substitutes**

There were none.

**13. 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."

Other declarations were made as follows:

<b>Member</b>	<b>Application No./ Agenda Item No.</b>	<b>Location</b>	<b>Nature of Interest</b>
Cllr A C McPherson	DM/17/2253	8 Renfields	Chair of the Bolnore Village Community Partnership
Cllr R J R Clarke	Agenda Item 7 – Application for Temporary Road Closure	The Broadway	Is a director of Savannah Café Bar, 44–46 The Broadway

**14. Planning Appeals**

There were none.

**15. Licensing Applications**

There were none.

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

Members made comments and observations on 32 planning applications as per Appendix 1 attached.

**17. Application for Temporary Road Closure – The Broadway**

Members' had before them an application for a Temporary Road Closure for The Broadway, lasting from 01:00hrs to 23:59hrs on Sunday, 27 August 2017. This was in connection with a 'Music on Broadway' event being organised by It's Magic Events over part of the August Bank Holiday Weekend.

Members were mindful that for some residents, particularly those living in The Broadway itself, the event would probably cause disturbance and inconvenience. However, they felt that on this occasion, this was outweighed by the benefits the event would bring to the wider community. Members **AGREED**, therefore, to support the application. As a measure of mitigation, it was further **AGREED** to ask MSDC if it would be possible to negotiate

*cont.*

17. **Application for Temporary Road Closure – The Broadway (cont.)**  
with It's Magic to: a) see if the South Stage could be moved northwards slightly, and b) provide some 'portaloos' that could then be sited in the newly created space behind the South Stage.
  
18. **Urgent Item – Fire Safety at Stockwell Court Apartment Block**  
In light of events that had unfolded in the aftermath of the Grenfell Tower fire, Members **AGREED** that the Town Council should write to MSDC to ask for confirmation that the Stockwell Court apartment block, situated in Gower Road in the centre of town, conformed with all current fire safety regulations.

The meeting closed at 9:37pm.

### Week 1

#### **DM/17/1430 – Delta House 16 Bridge Road, RH16 1UA**

**Heath**

Retention and continued use of Delta House as an office building with five separate tenants. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing 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/17/1963 – 23 Northlands Avenue, RH16 3RT**

**Franklands**

Retrospective application to move the garden fence to the rear boundary of property along the edge of the public footpath and replace with a fence 6' 6" high, together with the change of use of land to residential curtilage.

On this occasion, the Town Council **supports** this retrospective application for the repositioning of the garden fence (6' 6" high) on to the property's rear boundary, which abuts the main footpath in Northlands Avenue. Bearing in mind that the property backs on to Northlands Avenue, which forms part of a busy route between Haywards Heath and Lindfield, the already completed works should have had the effect of improving residential amenity by increasing the size of the private rear garden, enhancing privacy and security, and attenuating road noise.

#### **DM/17/1977 – Linwood, Butlers Green Road, RH16 4BE**

**Lucastes**

Proposed extension to existing building to create a new reception area, additional working spaces, and new clinical areas and to improve facilities through refurbishment of existing parts. To replace existing windows. Site address amended 25/05/2017, previously given as The Kleinwort Centre.

The Town Council notes the amendment (25/05/2017) of the site address from 'The Kleinwort Centre' to 'Linwood' and reiterates its comment as follows:

'**No objections** although the Town Council requests an assurance that if the proposals are likely to result in an increase in the number of staff, this is catered for within any extant Transport Plan for the site and cycle storage facilities are provided (or existing ones enhanced) in order to comply with the policies and objectives of the Haywards Heath Neighbourhood Plan.'

#### **DM/17/2134 – 80 Queens Road, RH16 1EE**

**Heath**

Proposed single storey rear extension.

**No objections.**

#### **DM/17/2147 – 11 Lucastes Avenue, RH16 1JE**

**Lucastes**

Ground floor garage conversion with first floor extension over the garage conversion.

**No objections.**

## **APPENDIX 1**

### **DM/17/2148 – 69 Haywards Road, RH16 4HX**

**Ashenground**

Retrospective application for two dormer windows to rear.

The Town Council **objects** to this retrospective application for the following reasons:

- as far as Members are aware, there was no party wall agreement in place prior to the commencement of the building works;
- the dormer structures have encroached on to the adjoining property at 71 Haywards Road to an unacceptable degree;
- the works have led to the regrettable loss of items of significant architectural merit, namely Victorian ridge tiles and a chimney – this has had a detrimental impact on both the property and the street scene.

Members are satisfied that the applicants commissioned these works with the best of intentions but in their view, the end result is a mistake and is unsatisfactory. It is very much hoped that through a process of mediation and with advice from Mid Sussex District Council's Planning Department, a compromise can be reached between the two conflicting parties.

### **DM/17/2160 – Gamblemead, Fox Hill, RH16 4QT**

**Franklands**

Reserved Matters application for the approval of the appearance, landscaping, layout and scale for a residential development of 49 dwellings. Pursuant to outline application DM/15/3448.

The Town Council **objects** to this reserved matters application for 49 dwellings for the following reasons:

- it constitutes 'half an application' in that it proposes development of only half of the number of dwellings permitted under outline application number DM/15/3448. Members are of the opinion that if the applicants wish to progress the extant outline permission, they should have submitted a reserved matters application for all 99 dwellings, which would have given greater clarity from the outset regarding the overall scheme. Instead, the applicants are promoting a piecemeal or phased development, which will no doubt result in a protracted build period to the detriment of nearby resident amenity and highway safety;
- it has not addressed concerns regarding the potential overconcentration of affordable housing in the north-eastern part of the site (under 'Phase 2'). The Town Council has asked previously for the distribution of affordable housing across the entire site to be reviewed to ensure that it is suitably balanced. A more even distribution would deliver social inclusion without significantly affecting density.

### **DM/17/2161 – 91 Haywards Road, RH16 4HX**

**Ashenground**

Proposed single storey extension.

**No objections.**

### **DM/17/2169 – 52 Lucastes Lane, RH16 1LF**

**Lucastes**

Two storey side extension.

**No objections.**

### **DM/17/2171 – 3 Alpine Cottages, St. Edmunds Road, RH16 4HJ**

**Ashenground**

Proposed ground and first floor rear extension and associated works.

**No objections.**

## APPENDIX 1

**DM/17/2183 – 27 Summerhill Close, RH16 1QY** **Heath**  
Proposed single storey front porch extension and second storey front extension.

Application withdrawn – superseded by DM/17/2321 below.

**DM/17/2197 – The Ascension Church 110 Vale Road, RH16 4JS** **Ashenground**  
Reforming of entrance ramp to gentler gradient; construction of entrance canopy.

**No objections.**

Week 2

**DM/17/1678 – 9 Petlands Road, RH16 4HH** **Ashenground**  
Proposed single storey rear extension.

**No objections.**

**DM/17/1761 – Flinders Coffee, 101 South Road, RH16 4LR** **Ashenground**  
Change of use of pavement to place tables and chairs with barriers and umbrellas. 8 chairs only and 4 small tables.

Subject to the following conditions, the Town Council **supports** this application which will further encourage outdoor café culture in South Road:

- the applicant should obtain a formal licence from West Sussex County Council Highways for the placement of items on the pavement;
- the applicant should obtain adequate third party insurance cover in respect of the placement of items on the public highway;
- with regard to the placement of any (unauthorised) A-Board on the public highway, Mid Sussex District Council should make the applicant aware that at some point in the future, a licence and insurance may be required in order to permit continued use.

**DM/17/2249 – Amberley Grange, 74 Lewes Road, RH17 7SX** **Franklands**  
Group of Leylandii (G1) reduce height by 10m.

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

**DM/17/2265 – 48 Sheppeys, RH16 4NZ** **Ashenground**  
Two storey side extension.

**No objections.**

**DM/17/2288 – 105 South Road, RH16 4LR** **Ashenground**  
Proposed new shop front.

**No objections.**

**DM/17/2290 – 105 South Road, RH16 4LR** **Ashenground**  
Proposed new shop front.

**No objections.**

## APPENDIX 1

### **DM/17/2304 – 44 Haywards Road, RH16 4JB**

**Ashenground**

Single storey side extension to provide day room WC and store. Cat slide to main side roof, build up brick walls to provide domestic storage on first floor level.

**No objections.**

### **DM/17/2341 – 2 Bolnore Road, RH16 4WH**

**Lucastes**

T1 Conifers – lightly prune line of conifers overhanging rear garden of 10 Beech Hurst Close by up to 1 metre. T2 Sycamore overhanging rear garden of 10 Beech Hurst Close – fell.

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

Week 3

### **DM/17/2192 – Gamblemead, Fox Hill, RH16 4QT**

**Franklands**

Variation of condition for application DM/15/3448 to amend the wording of condition three to allow the occupation of 20 no. dwellings prior to the vehicular access serving the development being constructed.

The Town Council **strongly opposes** this application. Condition 3 under outline permission DM/15/3448 was imposed for good reason – the interests of highway safety – and nothing has changed to warrant an amendment to the condition. Therefore, the applicants must fulfil their obligations and the access must be constructed prior to any development commencing on site. Furthermore, under application DM/17/0331, the Town Council has requested that adequate provision must be made on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles. If the variation were to be permitted, allowing up to 20 dwellings to be occupied before the access was built, unregulated parking would inevitably occur off site in Fox Hill itself and in the surrounding area. This would be to the detriment of local resident amenity and would pose an unacceptable risk to highway safety.

### **DM/17/2211 – Corner of Heath Road and The Broadway**

**Heath**

Proposed metal hanging sign.

This application for 'consent to display an advertisement' has been submitted by the Town Council itself. The installation of the sign represents part of the Council's efforts to commemorate and promote the town's heritage.

### **DM/17/2253 – 8 Renfields, RH16 4TG**

**Lucastes**

To convert the garage to ancillary use for a part-time clinic for semi-permanent makeup.

The Town Council **objects** to this application on the grounds that it would result in the intensification of commercial activity in a residential area. This would be unneighbourly, detrimental to local resident amenity and would exacerbate the parking situation in the locality. Granting permission would set an unwelcome precedent for proposals of a similar nature.

### **DM/17/2293 – Sylvia Hair Fashions, 46 Sussex Road, RH16 4EA**

**Ashenground**

Single storey extensions to existing building in A1 use to provide treatment rooms and WC and staff facilities.

**No objections.**

### **DM/17/2321 – 27 Summerhill Close, RH16 1QY**

**Heath**

Proposed single storey front porch extension and second storey front extension with a single storey side extension.

**No objections.**

**DM/17/2324 – 3 Myra Mews, RH16 3SW**

**Bentswood**

Single storey rear extension and enlargement of rear dormer.

**No objections.**

**DM/17/2325 – 4 Dellney Avenue, RH16 3ND**

**Bentswood**

Demolish existing rear extension and construct single storey extension extending beyond side elevation of main house.

**No objections.**

**DM/17/2351 – 35 Wickham Close, RH16 1UH**

**Heath**

Single storey side extension, garage converted to a habitable room and internal remodelling.

Application withdrawn.

**DM/17/2356 – Land north-east of Sunte House, Birchen Lane**

**Heath**

Variation of condition no. 4 of application DM/15/2091 to reposition the protective fencing to increase the available space on site and small changes to landscaping with the agreement of the neighbour No. 19 Birchen Lane.

**No objections.** The Town Council notes that Mid Sussex District Council's Tree Officer considers the proposed variations acceptable.

**DM/17/2370 – Steeple Cottage, Butlers Green Road, RH16 4BD**

**Lucastes**

Eight replacement windows, one pair of replacement external doors, one replacement external door, replacement staircase, removal of part of existing load bearing wall, new internal wall to be built to house kitchen equipment, five replacement internal doors, position of boiler to be moved to loft, with new external flue projecting by a small amount, from rear facing roof slope of house.

**No objections** provided that the proposed works meet with the approval of Mid Sussex District Council's Conservation Officer.

**DM/17/2378 – 109 Bentswood Road, RH16 3PP**

**Bentswood**

Demolition of existing conservatory and erection of ground floor rear extension.

**No objections.**

**DM/17/2379 – 109 Bentswood Road, RH16 3PP**

**Bentswood**

Proposed loft conversion incorporating hip-to-gable and full width rear dormer window. 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/17/2381 – J Sainsbury Plc, Bannister Way, RH16 1DG**

**Heath**

Proposed 1 no. amended illuminated totem, 3 no. amended non-illuminated pedestrian totems, 1 no. illuminated fascia signs, 6 no. non-illuminated new, amended or relocated, welcome wall signs.

**No objections.**



### **DM/17/2384 – NCP Ltd, Harlands Road Car Park, Harlands Road**

**Lucastes**

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.

The Town Council **objects** to this application for the following reasons:

- the construction of a building containing 65 apartments would be contrary to Policy H6 of the Haywards Heath Neighbourhood Plan (HHNP). Whilst this policy supports the principle of residential development on this site, it places a restriction of 'approximately 40' on the number of dwellings that would be acceptable. Clearly, 65 is nowhere near 40 and therefore the proposal is too big and would give rise to an overdevelopment of the site;
- leaving aside the fact that the proposal undermines the integrity of the HHNP, the provision of only 45 parking spaces for 65 apartments (35% of which are to be 2-bed) is inadequate and unrealistic. There is no disputing that the site is in an accessible and convenient location; nevertheless, it is probable that most residents from the development would have a car and, with insufficient parking capacity on site, this would lead to overspill parking in the wider neighbourhood. This is in an area where parking is already at a premium because of existing on-street restrictions. On-site parking should be provided at a ratio of one space per dwelling;
- Members dislike the appearance of the proposed development because it 'blends in' too closely with other buildings in the vicinity that lack architectural merit. Members expressed a preference for the architects' original 2016 design, before it evolved through the Mid Sussex Design Review Panel.

In the unwelcome event of permission being granted, the Town Council requests that this be conditional on the development having a gated access. The purpose of this would be to safeguard resident amenity by preventing unauthorised parking by commuters and others.