

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Monday, 4 March 2019

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 S R Hillier  
Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/19/0684 – 14 Harlands Close:  
Mr Peter Paige, who had registered to speak *against* the application;  
Mrs Maralyn Paige;

Regarding application number DM/18/4293 – 5 Orchid Park:  
The applicants, Mr Rod Hoffman and Mrs Shirley Hoffman, both of whom had registered to speak *in support of* their revised proposals.

#### 131. Apologies

The following apology was received:

Member	Reason for Absence
Cllr R J R Clarke	Conflicting meeting elsewhere

#### 132. Minutes

The Minutes of the meeting held on Monday, 11 February 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 133. Substitutes

Councillor Hillier substituted for Councillor Clarke.

#### 134. 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 A. I further reserve the right to alter my views should the applications come before Planning Committee A, based on contributions from the public, other Members or reports from MSDC Officers."

**135. Planning Appeals**

Members noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission (application number DM/17/5184 refers):

<b>Date Decided &amp; References</b>	<b>Site</b>	<b>Description</b>	<b>Decision</b>
11/02/2019 AP/18/0074 APP/D3830/W/18/3209188	Land north-west of Sunte House Birchen Lane	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	Dismissed

**136. Licensing Applications**

There were none.

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

Members made comments and observations on 19 planning applications as per Appendix 1 attached.

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

There were none.

The meeting closed at 8:27pm.

## APPENDIX 1

### Week 1

#### **DM/19/0368 – 48 Penn Crescent**

**Bentswood**

Proposed alteration of step lift height and adjustment of incline of drive to facilitate access by disabled person.

No comment.

#### **DM/19/0441 – 39 Western Road**

**Bentswood**

Proposed demolition of rear conservatory, replace with a single storey extension and first floor extension. Loft conversion with the formation of new mansard roof.

No comment.

#### **DM/19/0505 – Oldfield, 55 Lewes Road**

**Franklands**

T3 Oak – reduce lateral spread to the north and west by 3m and lift crown by 3m. G6 Ash x2 and T7 Ash – reduce lateral spread to south by 4m. T8 Oak – reduce lateral spread to south by 3m. G9 Ash and Oak x3 – remove arrowed stems to fence height and reduce other lateral spread to south by 3m. T12 Oak – reduce lateral spread to south by 3m. G14 Ash x2 – reduce lateral spread to south-east by 3m. T15 Ash, T16 Oak, T17 Oak, T18 Oak, G19 Hornbeam x3, T20 Cherry, T21 Yew, G22 Oak x3 – reduce lateral spread to east to the boundary.

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

#### **DM/19/0525 – 55 Lucastes Avenue**

**Lucastes**

Hawthorn (T1) – cut back 2 branches growing south-east towards neighbour's boundary.

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

#### **DM/19/0572 – 11 Lucastes Road**

**Lucastes**

Demolish existing porch at front and rebuild.

No comment.

#### **DM/19/0580 – 31 Sergison Close**

**Lucastes**

Proposed first floor side extension, a single storey rear extension and an extension to the front porch area.

No comment.

### Week 2

#### **DM/19/0491 – 24 Park Road**

**Ashenground**

Proposed first floor side extension, single storey rear and side extension, dormers and rooflights to roof.

No comment.

#### **DM/19/0501 – Aviation House, 1 - 3 (including First Floor 5-7) Sussex Road**

**Ashenground**

Change of use from Class B1 (Offices) to Class D2 (yoga studio) and D1 (yoga education centre).

No comment.

**DM/19/0535 – Land at Penland Farm, Hanlye Lane, Cuckfield**

**Lucastes**

Variation of planning condition nos 5, 11, 21 and 26 attached to planning permission ref. DM/18/0194 (pursuant to the approved permission DM/16/1803), to allow for the retained temporary access from Hanlye Lane for 150 occupations and to allow for minor changes to the approved layout.

No comment.

**DM/19/0567 – 6 Sugworth Close**

**Heath**

Demolition of existing conservatory, porch and kitchen; proposed single storey front and side extension plus single storey rear extension together with associated internal and external alterations.

No comment.

**DM/19/0591 – 15 Harlands Close**

**Lucastes**

Variation of condition 2 relating to planning application DM/18/1912 to allow revised plans for the conversion of the garage into a study and replace garage doors with a brick cavity wall with a window.

The Town Council has no comment to make regarding the proposal itself but requests that if permission is granted, it is conditional on the following:

in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays or Public Holidays.

This is particularly relevant in view of the substantial works that this property is currently undergoing.

**DM/19/0610 – The Nook, 31 Cobbetts Mead**

**Franklands**

Proposed single storey rear extension, front portico, garage door and window alterations and pitched roof above existing garage.

No comment.

**DM/19/0611 – 56 Wivelsfield Road**

**Ashenground**

Variation of condition 2 relating to planning application DM/17/3476 to allow revised plans to show conversion of proposed integral garage to both plots 1 and 2 to a living room, and revisions to the proposed parking and manoeuvring areas and highway access to the front of each plot.

No comment.

**DM/19/0640 – 23 Lucastes Road**

**Lucastes**

T1 (Oak) – reduce crown to up 2m to form compact crown.

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

**DM/19/0684 – 14 Harlands Close****Lucastes**

Two storey side and rear extension and new decking.

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

1. the proposed extension would, by virtue of its bulk, scale and proximity to the boundary with no. 13 Harlands Close, give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities and privacy of the residents of no. 13 Harlands Close;
2. it would be contrary to elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

**Week 3****DM/18/4293 – 5 Orchid Park****Franklands**

Proposed two storey extension to front, first floor extension to rear and single storey extension under lean-to style roof. Replace garden shed with brick built cycle store with same footprint. (Revised plans received 26.02.2019.)

The Town Council notes the submission of revised plans (received by Mid Sussex District Council on 26/02/2019) and welcomes the proposed reduction in size of both the front and rear extensions.

The Town Council is cognisant of the lapsed planning permission from 2007 for a similar proposal. This latest application must comply with Policy DP26 of the adopted Mid Sussex District Plan 2014–2031 and Policy E9 of the adopted Haywards Heath Neighbourhood Plan, and whilst it meets many of the elements specified in these Policies, it does seem to conflict with others.

In order to support this proposal, the Town Council requests that the following conditions are imposed:

1. a satisfactory, independent professional light survey must be conducted prior to determination by the local planning authority (Mid Sussex District Council);
2. in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays or Public Holidays.

The Town Council remains concerned that neighbouring residents on either side of this property will face substantial expenses of flank wall.

**DM/19/0206 – Braydells, Hurstwood Lane****Franklands**

Erection of four detached dwellings and detached garages; with modifications to the existing vehicular access. Further information (Arboricultural Report) received on 26/02/2019.

The Town Council notes the submission of an arboricultural report (received by Mid Sussex District Council on 26/02/2019) but this does nothing to change Members' opposition to the application. For the avoidance of doubt, the Town Council's previous comments and observations submitted on 15/02/2019 still stand and are reiterated below:

'Following approval for the construction of two dwellings on this site under application DM/17/3116, the Town Council regrettably acknowledges that the principle of development has now been established.

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

**cont.**

**DM/19/0206 – Braydells, Hurstwood Lane (cont.)****Franklands**

1. the site is not allocated for development within the Haywards Heath Neighbourhood Plan (HHNP); on the contrary, under Policy E5, it is designated as part of the local gap between Haywards Heath and neighbouring parishes to create a landscape buffer.
2. it represents development of a site that is largely outside of the built-up area boundary of Haywards Heath;
3. it constitutes opportunistic rear garden (or backland) development;
4. the construction of another four dwellings in this locality would add to the number of vehicle movements along the southern part of Hurstwood Lane – which is already being used as a rat run – and would exacerbate the traffic problems that exist on this side of town. This proposal must be considered in the light of the Gamblemead development (DM/17/0331), the pending application for Hurst Farm (DM/17/2739) and the absence of delivery (by West Sussex County Council) of a comprehensive traffic management plan. The Town Council has been calling for this in order to address major concerns surrounding congestion and road safety, the junction of Hurstwood Lane and Fox Hill being one such concern;
5. the development and the associated access to/from Hurstwood Lane – which would replace the existing narrower driveway to Braydells – would result in the loss of hedgerow which would detract from the rural nature of the street scene;
6. the construction of dwellings with access on to the public highway where there is no footpath provision for pedestrians would add to the hazards faced by road users at this point;
7. if permission were granted, it would set an unwelcome precedent that could precipitate more or less complete residential infill of this semi-rural location on the outskirts of town.

Lastly, the Town Council wishes to express its disappointment on two counts:

- the applicant/developer did not take the opportunity to consult with the Town Council prior to the application being submitted – Mid Sussex District Council's Senior Planning Officer recommended this in his pre-planning advice;
- the proposal demonstrates a lack of regard for the HHNP, despite the significant weight afforded to Neighbourhood Plans by both our local MP and Government.'

**DM/19/0460 – 36 Penland Road****Lucastes**

Proposed conversion and extension of roof to create first floor, in addition to a front porch.

No comment.

**DM/19/0738 – 74 Sandy Vale****Ashenground**

Proposed single storey side extension with pitched roof. Garage conversion into habitable living space and a ground floor shower room.

No comment.