

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Tuesday, 15 May 2018

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

\* Absent

\*\* Apologies

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

#### 1. Apologies

The following apology was received:

Member	Reason for Absence
Cllr M J Pulfer	Holiday

#### 2. Minutes

The Minutes of the meeting held on Tuesday, 24 April 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 3. Substitutes

There were none. In the absence of Councillor Pulfer, Councillor Laband nominated Councillor McPherson to stand in as Vice Chairman for the meeting. This was seconded by Councillor Clarke and **AGREED** unanimously by the Committee.

#### 4. Members' Declarations of Interest

Councillor Howard Munda 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."

## 5. Planning Appeals

Members noted that the following appeal had been **lodged** in respect of Mid Sussex District Council's decision to refuse planning permission (application number DM/17/2195 refers):

Date Lodged & References	Site	Description
30/04/2018 AP/18/0018 APP/D3830/W/18/3196519	The Lodge, Bennetts Rise	Demolition of the existing building and erection of 2 no semi-detached houses and associated parking. (Site plan showing revised parking arrangement received 22.08.2017.)

On this occasion, in view of the Town Council having supported the application, the Chairman proposed that the original comments and observations submitted to Mid Sussex District Council (on 20/9/17) be resubmitted direct to the Government's Planning Inspectorate. This was **AGREED** unanimously by Members.

## 6. Licensing Applications

There were none.

## 7. Comments and Observations on Planning Applications

Members made comments and observations on 21 planning applications as per Appendix 1 attached.

With reference to application number DM/18/0968 – 82 Harlands Road – the Chairman commented that bulky, large-scale extensions and their effect on the street scene was a matter that should be considered by the Town Council's Planning Working Group and during any updating of the Haywards Heath Neighbourhood Plan.

## 8. Item Agreed as Urgent by the Chairman – Street Naming in Recognition of Bondues (Twin Town)

The Chairman informed Members that he had received a request from the Mayor, Councillor James Knight, for the Committee to consider naming a road after Bondues, Haywards Heath's French twin town. This would reciprocate an initiative that was already under way in Bondues to name a square in recognition of Haywards Heath.

The Clerk to the Committee reminded Members that 'Bondues' was already on the Town Council's reserve list of road names and that it was simply a question of waiting for a suitable and prominent new road to come forward for naming – in all likelihood this would be from one of the town's upcoming major developments. Mid Sussex District Council's Street Naming and Numbering Officer would consult with the Town Council as soon as any new road names for these developments were required.

Members **AGREED** that 'Bondues' as a road name would be brought to the forefront of any future consultations.

**9. Item Agreed as Urgent by the Chairman – Minutes**

For the avoidance of doubt, Members **AGREED** that the minutes of this meeting would be confirmed at the meeting of the Planning Committee scheduled for Monday, 4 June 2018. This would be instead of at the Extraordinary Meeting of the Planning Committee, which had been arranged for Monday, 21 May 2018, for the sole purpose of considering the outline application for development of land to the east and west of Hurst Farm, Hurstwood Lane (application DM/17/2739 refers).

The meeting closed at 7:57pm.

DRAFT

## APPENDIX 1

### Week 1

#### **DM/18/0968 – 82 Harlands Road**

**Lucastes**

Two storey front and side extension, and a single storey rear extension. A new roof including loft room and dormer. New front porch. (Description amended 19.04.2018.)

The Town Council acknowledges that there is a presumption in favour of the development of this property, based on the planning permission that was granted under application number DM/15/1102 (to which the Town Council had no objections).

The Town Council welcomes the opportunity to reconsider this latest application, following the amendment to the description of the proposal (dated 19/4/18). It is noted that neighbours on both sides of the property have raised issues/objections and it is the Members' view that these can be addressed as follows:

1. with regard to the inclusion of the side windows in the second floor loft room and loft storage area, this must be conditional on the windows at all times being glazed with obscure glass and being non-opening unless the parts of the windows which can be opened are more than 1.7m above the floor of the loft rooms. This would protect the amenities and privacy of the adjacent properties;
2. in order to mitigate the impact of the proposal on the amenities of neighbouring residents as regards increased bulk and loss of light, consideration should be given to amending the roof design to incorporate half-hipped half-gable ends to the north-west and south-east (i.e. side) elevations. This would also lessen the impact on the street scene.

#### **DM/18/1482 – 11 Penland Road**

**Lucastes**

Proposed two storey rear extension, remodelling of rear patio and building one front dormer.

No comment.

#### **DM/18/1495 – 8 Haywards Road**

**Ashenground**

Proposed 2.2m high brick wall to rear of boundary.

No comment.

#### **DM/18/1604 – 31 Lewes Road**

**Franklands**

Conifer (T1) – reduce in height by 3 metres; conifer (T2) – reduce in height by 3 metres; poplar (T3) – fell to ground level.

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

#### **DM/18/1605 – 12 Boltro Road**

**Heath**

Two storey extension to side of property, plus small conservatory.

No comment.

**DM/18/1615 – 35 Franklynn Road**

**Bentswood**

Extension to existing single dwelling. Ground floor – convert garage store to habitable space, side infill between extension and garage store up to main house. Rear conservatory to rear of existing rear extension. Flat roof over extension, sloping glazed roof to conservatory. First floor – rear addition; extend to the rear above the rear ground floor extension (same footprint). East flank existing rear addition flank wall and proposed rear addition extension to line up with existing ground floor extension. Pitched roof over to match existing rear addition.

No comment.

**Week 2**

**DM/18/1186 – Land to the rear of 7 Shire Lane**

**Lucastes**

Two oaks (T1 and T2) – raise crown over garden of no. 7 to 3m and reduce lateral spread over garden by 2m.

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

**DM/18/1663 – Kyrenia, 3 Petlands Road**

**Ashenground**

(Amended description 27/04/2018.) Proposed construction of a first storey rear dormer, with three roof lights to the front and rebuild the front entrance. 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/18/1684 – 17 Mill Stream Meadow**

**Heath**

Convert existing garage including new roof with roof lights. Extend garage to front. New entrance extension.

No comment.

**DM/18/1705 – 409 Franklands Village**

**Franklands**

Trees (x 2) – cut back branches overhanging garden by 5m.

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

**DM/18/1727 – 26 Farlington Avenue**

**Bentswood**

Proposed rear dormer loft conversion. 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/18/1730 – 7 Cobbetts Mead**

**Franklands**

Garage conversion with associated front extension.

No comment.

**DM/18/1738 – Land off Mill Hill Close and Barnard Gate**

**Heath**

Sycamore (T8) – remove 6 lowest branches over car park and hedge. Lime (T9) – remove one forked branch over car park (major limb). Lime (T5) – thin crown by 20%.

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

**DM/18/1763 – J Sainsbury plc, Bannister Way** **Heath**  
New 'Click and Collect' customer collection facility with canopy.

No comment.

**DM/18/1769 – J Sainsbury plc, Bannister Way** **Heath**  
Proposed 'Click and Collect' customer collection facility signage.

No comment.

### **Week 3**

**DM/18/1638 – 50 Boston Road** **Bentswood**  
Two bedroom end of terrace dwelling with rear dormer window and associated parking and landscaping.

No comment.

**DM/18/1790 – 1 Sergison Close** **Lucastes**  
Two storey rear and side extension, extension to porch, plus internal alterations.

No comment.

**DM/18/1812 – 8 Gander Hill** **Heath**  
Single storey extension together with loft conversion.

No comment.

**DM/18/1824 – Hillis Wood House, 22 Lucastes Road** **Lucastes**  
T1 ash – fell; T2 apple – fell.

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

**DM/18/1826 – Franklands Village Housing Association, The Estate Office** **Franklands**  
Tree works following the attached schedule. (2) Oak crown reduction by 2.5m, Scots pine crown remove branch overhanging workshop. (3) Three oaks reduce crown by 1.5m. (4) Oak reduce crown by 1.5m. (5) Oak reduce crown by 1.5m. (7) Oak reduce crown by 1.5m. (9) Oak reduce crown by 2.5m. (11) Oak reduce crown by 1.5m. (13) Oak reduce crown by 2.5m left side only. (14) Sycamore pollard. (16) 2 x silver birch reduce crown away from overhead cable only. (17) Oak reduce crown by 1.5m.

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

**DM/18/1871 – 2 Rushwood Close** **Franklands**  
T1 oak – removal of approximately 6 lowest, smaller branches on north-west side of tree. T2 oak – removal of approximately 5 lower branches on the south-east side of tree.

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