

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 3 June 2019

C N Laband (*Chairman*)
M J Pulfer (*Vice Chairman*)
Mrs C Cheney
C C J Evans
Mrs S J Inglesfield
A C McPherson
R A Nicholson
C A Pitt

* Absent
** Apologies

Also present: Councillor L S Wickremaratchi

Regarding application number DM/19/1648 – Land adjacent to Old Wickham Lane, Wickham Way:

Mr James Stone (*against* the application) and one other gentleman, who were attending in order to observe the Committee's consideration of the proposals;

Regarding application number DM/19/1881 – Linden House, Birch Avenue:

Mr Peter Drake and Mr Ian Greg, both of whom had registered to speak *against* the application.

9. Apologies

There were none.

10. Minutes

The Minutes of the meeting held on Tuesday, 14 May 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

11. Substitutes

There were none.

12. Members' Declarations of Interest

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

cont.

12. Members' Declarations of Interest (cont.)

Councillor Mike Pulfer 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 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."

13. Planning Appeals

There were none.

14. Licensing Applications

There were none.

15. Comments and Observations on Planning Applications

Members made comments and observations on 20 planning applications as per Appendix 1 attached. For the reasons explained in Appendix 1, it was **AGREED** to defer application numbers DM/19/1648 (Land adjacent to Old Wickham Lane) and DM/19/1881 (Linden House, Birch Avenue) until the Planning meeting scheduled for 24 June 2019.

16. MSDC Consultation on the Release of Section 106 (s106) Monies Towards the Redevelopment of the Haywards Heath Rugby Football Club Clubhouse

Members had before them a report giving details of a grant application from Haywards Heath Rugby Football Club (HHRFC) to MSDC for £350,000 towards a project to redevelop their clubhouse at Whitemans Green, Cuckfield. HHRFC had made a similar application in 2017 and at that time, the Town Council had supported the release of £46,819 of Haywards Heath-related s106 contributions, subject to conditions (Minute 125, Planning Committee 6/3/17 refers). However, the application had been subsequently withdrawn.

MSDC's Community Facilities Project Officer was now proposing a grant of up to £100,000 from appropriate s106 contributions for 'Formal Sport', with £50,000 coming from Haywards Heath-related s106 contributions and £50,000 coming from Cuckfield-related s106 contributions. The amount of grant being proposed had been guided by the funds available and the work that MSDC had undertaken recently to draft a new Playing Pitch Strategy for the District. This had identified Whitemans Green as a priority site and supported the redevelopment of the rugby changing facilities. The Town Council was being asked to consider whether it would support the release of the Haywards Heath-related sum of £50,000.

Members felt that a project such as this should receive the full backing of the Town Council and it was **AGREED**, therefore, to support the release of £50,000 of Haywards Heath-related s106 monies for 'Formal Sport' towards a proposed £100,000 grant to HHRFC for the redevelopment of their clubhouse. The funds were to be drawn from the following two developments:

cont.

16. MSDC Consultation on the Release of Section 106 (s106) Monies Towards the Redevelopment of the Haywards Heath Rugby Football Club Clubhouse (cont.)

Location	Application No.	Amount
Land west of Beech Hurst	11/02123/OUT	£3,665.61
Land at Penland Farm	DM/16/1806	£46,334.39
	Total	£50,000.00

Furthermore, the Committee requested that release of the monies be made conditional on the following:

- the grant application receiving an appropriate level of scrutiny by MSDC;
- HHRFC being able to secure funding for the entire project within a one year time limit;
- Cuckfield Parish Council agreeing to release a proportion of its s106 allocation towards the grant;
- HHRFC making the new facility available for use by other clubs/groups that used the Whitemans Green sports ground;
- some form of acknowledgement that the Town Council was investing the financial resources available to it for the benefit of the town's residents.

17. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:01pm.

APPENDIX 1

Week 1

DM/19/1648 - Land Adjacent To Old Wickham Lane Wickham Way

Heath

Change of use of agricultural land for the keeping of horses, the erection of a stable block with associated hardstanding, fencing and access track.

The Chairman informed colleagues and residents attending that there was a deficit of information relating to this application and so consideration of it was being deferred until the Planning meeting scheduled for 24 June 2019. This would allow more time to gather further details about the proposals and would enable MSDC's Case Officer to carry out a site visit.

DM/19/1711 – 98 Harlands Road

Lucastes

Convert the existing attached garage to form an office to include the removal of the garage door and insertion of window with wall below. Window and wall all to match existing. 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/19/1712 – 2 Aspen Walk

Franklands

Proposed single storey front/side extension.

No comment.

DM/19/1728 – 28 Ferny Croft

Lucastes

Garage conversion and internal alterations.

No comment.

DM/19/1742 – The Heath Recreation Ground, Perrymount Road

Heath

Installation of a 75m x 12m high ball stop fence along the northern boundary of Haywards Heath Cricket Club pitch.

No comment.

DM/19/1746 – 1 Washington Road

Bentswood

External ramp and level platform to front and side of building, creating a level access.

No comment.

DM/19/1760 – Ashton House Residential and Nursing Home, Bolnore Road

Lucastes

Training/Study building to sit on existing concrete hardstanding.

The Town Council notes the neighbour representation (dated 28/05/2019) objecting to this application, but has no comment to make.

DM/19/1797 – 9 Elizabeth Place, 13 Heath Road

Heath

Row of conifers – reduce height by 3m.

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

Week 2

DM/19/1759 – Alternative Healthcare Annexe, Oathall House, 68–70 Oathall Rd Bentswood
Change of use from D1 (non-residential institutions) to B1 (office – other than those within A2).

No comment.

DM/19/1811 – 40 Lucastes Road Lucastes
Cherry (T1) – reduce overall by 6m.

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

DM/19/1818 – 74 Haywards Road Ashenground
New rear extension to adjoin existing extension with raised roof height across both and flat skylight.
(Revision to approved application DM/18/2654.)

The Town Council notes that this application represents a revision to approved application number DM/18/2654 and has no comment to make.

DM/19/1822 – 27 Bridgers Mill Heath
Extend garage forward at front elevation.

No comment.

DM/19/1828 – 30 Edward Road Ashenground
Proposed single storey rear extension.

No comment.

DM/19/1829 – 47 Harlands Road Lucastes
Single storey extension to rear, extending kitchen area.

No comment.

DM/19/1830 – Denbre, 5 Holly Road Bentswood
Rear part-two storey/single storey extension with internal alterations.

No comment.

DM/19/1885 – 31 Oathall Avenue Bentswood
Detached single garage and workshop.

No comment.

DM/19/1908 – Grosvenor Hall, Bolnore Road Lucastes
English oak (T21) – reduce limb to north-east by approximately 9m to fork union.

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

Week 3

DM/19/1881 – Linden House, Birch Avenue

Franklands

Erection of detached 2-storey, 5-bed house with Juliette balcony to front first floor elevation. Creation of new access point onto Birch Avenue, with associated landscaping.

The Chairman informed colleagues and residents attending that shortly before the start of the meeting, he had received notification that there were a number of inaccuracies with the plans submitted for this application and that amendments would be required following a site visit by MSDC's Case Officer. Consideration of the application would therefore be deferred until the Planning meeting scheduled for 24 June 2019.

DM/19/1913 – 66 Edward Road

Ashenground

Demolition of existing chimney stack, porch, glazed lean-to and rear first floor dormer. Erection of single storey extensions to front and rear of property. Roof conversion including hip to gable works with a pitched roof front dormer and flat roof rear dormer.

No comment.

DM/19/1932 – 23 Sergison Road

Lucastes

Replacement of flat roof with pitched roof. Bathroom extension to front elevation. New garage door and window to front elevation.

No comment.

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