



HAYWARDS HEATH TOWN COUNCIL

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9th November, 2017

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, 13th November 2017 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, 30th October 2017.
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: **AP/17/0041 – 27 Allen Road**
Alterations to existing building and addition of a new building to create two new flats

Licensing Applications: **LI/17/1804 – Kemp Thai, 43 Sussex Road**
New Premises Licence
LI/17/1891 – The Fox & Hounds, Fox Hill
Minor variation to Premises Licence

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
7. To decide upon **five** road names for residential development (comprising 151 dwellings) on land at Gamblemead, Fox Hill.
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 Munding.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 30 October 2017

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: Councillor Ms E V Clayton
Mr Eric Bassett, Chair of the Haywards Heath Society

The Chairman welcomed Councillor Ms Emma Clayton – the newly elected Member for Franklands Ward – to the meeting.

62. Apologies
There were none.

63. Minutes
The Minutes of the meeting held on Monday, 9 October 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

64. Substitutes
There were none.

65. 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 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."

cont.

65. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke	DM/17/4070	Haywards Heath Health Centre, Heath Road	Is a Member of Mid Sussex District Council, which owns the major part of the (tree) application site, i.e. the Heath Road car park
Cllr C N Laband	DM/17/4070	Haywards Heath Health Centre, Heath Road	Lives next to the application site and is an officer of Ashurst Place Residents Management Company Ltd <i>Cllr Laband took no part in the determination of this application</i>

66. Planning Appeals

Members noted that the following appeals had been **lodged** in respect of Mid Sussex District Council's decision to refuse planning permission (application numbers DM/17/2148 and DM/16/3998 refer respectively):

Date Lodged & References	Site	Description
18/10/2017 AP/17/0053 APP/D3830/D/17/3185862	69 Haywards Road	Retrospective application for two dormer windows to rear.
25/10/2017 AP/17/0057 APP/D3830/W/17/3187318	Land at Rogers Farm, Fox Hill	Outline application for the redevelopment for up to 37 residential units, including proposed access.

Notwithstanding the appeals being lodged, Members were pleased that the District Council had agreed with the Town Council's view that both applications should be opposed.

67. Licensing Applications

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

Application No. & Applicant	Application Type	Premises Address	Nature of Application
LI/17/1669 Whitbread Group plc	Premises	Premier Inn, 38–42 Perrymount Road	Minor variation – change the layout of the premises

68. Comments and Observations on Planning Applications

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

It should be noted that Councillor Laband offered his personal views regarding the (tree) application for Haywards Heath Health Centre (DM/17/4070 refers) and then left the Council Chamber in order for the rest of the Committee to make their decision. Councillor Pulfer assumed the Chairman's role for this particular application.

69. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:53pm.

APPENDIX 1

Week 1

DM/17/3116 – Braydells, Hurstwood Lane, RH17 7QY

Franklands

Proposed erection of two detached dwellings and detached garages; erection of garage for Braydells and modifications to existing vehicular access. (Revised arboricultural report received 28/9 and FRA received 2/10).

Whilst it is noted that an Arboricultural Report and a Flood Risk Assessment have been submitted – received by Mid Sussex District Council on 28/9 and 2/10 respectively – the Town Council remains **opposed** to this application and reiterates its original comments and observations as follows:

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

1. the site is not allocated for development within the Haywards Heath Neighbourhood Plan; 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 two 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 recently permitted application for Gamblemead (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.'

DM/17/4011 – Gardeners Cottage, 22 Birchen Lane, RH16 1RZ

Heath

Proposed alterations and extensions to existing cottage.

No comment.

DM/17/4068 – Marks and Spencer, Unit LSU1 The Orchards, RH16 3TH

Heath

Proposed siting of 3 no. refrigerated 3 x 20ft storage containers from 1 November to 31 January annually.

No comment.

DM/17/4070 – Haywards Heath Health Centre, Heath Road, RH16 3BB **Heath**

G1 mixed species trees and shrubs – cut back all overhanging vegetation to curb line and edge of grass up to 3.5 metres from ground level, all major signs and lamp columns to be cleaved of all branches, trees crown raised by 4 metres from ground level. G2 mixed species – raise crowns to 3.5 metres from ground level. T1 Yew – raise crown to 3.5 metres from ground level generally and 5 metres over access road.

The Town Council understands that last time similar work was undertaken in and around this location, there was considerable disruption before 06:00 hours, which disturbed residents living nearby and prevented them from sleeping. This contravened the amenity element of Policy B3 of the Mid Sussex Local Plan (2004).

Nevertheless, the Town Council **supports** this application subject to the following condition (NOT an informative) being attached to any consent granted:

in order to protect the amenity of local residents, any works (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall be limited to the following times:

Monday–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted.

DM/17/4092 – 44 Lucastes Avenue, RH16 1JY **Lucastes**

T1 Purple Beech – crown thin by 20%. T2 Ash – remove 2/3 lowest limbs. T3 Hornbeam – remove 1 stem to south and remove lowest limb on neighbouring stem. Crown raise over garages by 3 metres. T4 Cherry – fell. T5 reduce limb by 3 metres. T6 Plum – fell.

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

DM/17/4102 – 5 Bridgers Mill, RH16 1TE **Heath**

T1 Beech – reduce crown by up to 1 metre. T2 Beech – remove lowest limb overhanging garden back to trunk and reduce 2 overextended limbs to side and reduce growth on garden side by up to 2 metres. T3 Beech – remove lowest limb overhanging garden and reduce on garden side by up to 2 metres. T4 Beech – remove lowest limb and reduce growth. T5 Beech – reduce growth overhanging neighbour by up to 2 metres.

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

DM/17/4134 – Rosewood Cottage, Birch Close, RH17 7ST **Franklands**

(T1) Silver Birch – fell. (T2) Red Oak – reduce by 1m all over. (T3) conifer – fell.

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

Week 2

DM/17/4050 – Little Vine, Colwell Lane, RH17 7SR **Franklands**

Single storey wrap-around extension to rear and sides and new double garage.

No comment.

DM/17/4111 – 41 Bentswood Crescent, RH16 3QP **Bentswood**
Proposed loft conversion, with rear-facing dormer, 2 no. front roof windows and new soil/vent pipe. 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/17/4136 – Birch House, Lewes Road, RH17 7SP **Franklands**
T4 Sycamore – reduce height by 4–5 metres, and reduce crown by 2 metres all around. 2 no. Cedars – reduce height by 4 metres.

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

DM/17/4137 – Land Parcel North Of Charles Bennett Court Franklands Village **Franklands**
Proposed residential development of 12 no. two bedroom flats.

The Town Council supports this application because the scheme would provide the town with much-needed smaller units of affordable accommodation in a sustainable location.

DM/17/4142 – 5 Marlow Drive, RH16 3SR **Franklands**
Single storey partial width rear extension.

No comment.

DM/17/4166 – 94 South Road, RH16 4LN **Heath**
New replacement glazed shopfront and entrance door. New fascia and hanging sign to display new corporate logo.

No comment.

DM/17/4168 – 29 Sherwood Drive, RH16 1EW **Lucastes**
T1 Beech – remove lowest limb and crown reduce by 5 metres. T2 Silver Birch – fell and replant.

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

DM/17/4169 – Fox and Hounds, Fox Hill, RH16 4QY **Franklands**
Proposed installation of replacement illuminated and non-illuminated signs to the exterior of the building.

No comment.

DM/17/4200 – 40 Sergison Road, RH16 1HX **Lucastes**
(T1) Conifer – fell.

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

Week 3

DM/17/4220 – 19 Balcombe Road, RH16 1NZ **Heath**
Demolition of existing rear single storey extension and replacement with new rear single storey extension.

No comment.

DM/17/4243 – 5 Willow Park, RH16 3UA

Franklands

T1 Oak – raise canopy by 3m and thin crown by 10%. T2 Oak – reduce lateral limbs on south side by up to 4m.

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

DM/17/4317 – 17 Park Road, RH164HY

Ashenground

Side two storey extension.

No comment.

ITEM 5

LICENSING TEAM
LICENSING ACT 2003 –
WEEKS COMMENCING 23 & 30 OCTOBER 2017

Should you require further details on any application please contact us

Licensing@midsussex.gov.uk

NEW/VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of variation required/ Nature of Application	Latest date for representations to be made. Within 28 consecutive days (Not Personal Licenses) Starting day after application received
LI/17/1804	23.10.2017	Premises	Thai Bird Ltd	Kemp Thai 43 Sussex Road HAYWARDS HEATH RH16 4DZ	No	New Premises Licence	20.11.2017

MINOR VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Nature of variation required	Latest date for representations to be made. Within 10 working days (Not Personal Licenses) Starting day after application received
LI/17/1891	26.10.2017	Premises	Mitchells & Butlers Leisure Retail Ltd	The Fox & Hounds Fox Hill HAYWARDS HEATH RH16 4QY	Changes to the layout of the premises	09.11.2017

Notification of Appeals Lodged with the Planning Inspectorate this Week

02/11/2017	AP/17/0041	27 Allen Road Haywards Heath West Sussex RH16 3PU	Alterations to existing building and addition of a new building to create two new flats. With associated refuse storage, cycle and car parking, rear gardens and access through a side gate.	DEL	Dismissed	Written Rep
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Week 1

ITEM 6

DM/17/4190 - Rookery Farm Rocky Lane

ANSTY/STAPLEFIELD

Reserved Matters approval pursuant to Condition 1 of Outline Approval DM/16/4496 for the scale, layout, appearance and landscaping of 320 new dwellings (including 30% affordable housing), including the provision of public open space, drainage swales and detention ponds.

Deferred until the meeting of the 4th December.

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 (Amended plans and affordable housing information received on 19 October 2017)

DM/17/4299 - 40 Sergison Road

Lucastes

Demolish part of existing kitchen, wc and sun room and construct a single storey wrap around extension to the side and rear, to provide living accommodation and a new double garage. Associated hard and soft landscaping. New ground floor window to south elevation and new door to east elevation.

DM/17/4368 - 16 Boston Road

Bentswood

Proposed demolition of existing glazed lean-to and construction of rear single storey extension together with loft conversion and rear dormer. 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.

DM/17/4380 - Beacon Heights 4 Church Road

Heath

Lime (T1) deadwood. Wellingtonia (T7) lift canopy to 6m. Lawson Cypress (T6) lift canopy to 6m.

DM/17/4384 - Cobblers Oak New England Road

Bentswood

T1 Oak - reduce crown by 2m. T2 Oak - reduce crown by 3m and thin by 10%.

Week 2

DM/17/2551 - Bridge Road/Queens Road

Heath

Proposed 4 No. 1220 x 2135mm aluminium signs at bridge road and 2 No. directional signs at Mill Green Road.

DM/17/3413 - Land At 37 - 55 Perrymount Road And 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 31/10/2017

DM/17/4273 - 18 Gatesmead

Heath

Conversion of existing partial garage into a study, existing carport into a garage.

DM/17/4286 - 43 Lincoln Wood

Removal of existing monopitch roof and storm porch canopy and construction of Single storey front and side infill extension together with associated external and internal alterations.

Lucastes

DM/17/4310 - 61 Farlington Avenue

Proposed porch and dormer to the front elevation.

Bentswood

DM/17/4498 - 45 Edward Road

Proposed rear single storey extension, to match the adjoining property in depth and height, with pitched roof and Velux rooflights. Proposed double storey side extension, set back from existing front facade, and removal of existing conservatory.

Ashenground

Committee Meeting: Planning
Report of: Responsible Financial Officer (RFO)
Date: 9th November 2017
Subject: Street Naming for Residential Development on Land at Gamblemead, Fox Hill

1. Mid Sussex District Council's Street Naming and Numbering Officer has contacted the Town Council to consult on the naming of five new roads that will be created as a result of the residential development on land at Gamblemead. Access to the development is at the southern end of Fox Hill.
2. The development falls within the town's Franklands Ward and comprises 151 new dwellings, permitted under Mid Sussex District Council (MSDC) application number DM/17/0331.
3. The developer has put forward the following five suggested road names, all of which relate to species of fox:
 - i. **Cape Road;**
 - ii. **Ruppell Rise;**
 - iii. **Hoary Crescent;**
 - iv. **Pampas Close;**
 - v. **Woodfox Way.**

It should be noted that the suffixes for the road names are negotiable and will depend on the *type* of road (e.g. crescent, cul-de-sac) the name is being assigned to. Whilst the 'fox' theme does not seem unreasonable and certainly throws up some more unusual suggestions, Town Council Officers **recommend** that the prefix '**Hoary**' is discounted immediately because of how it sounds and, thereby, its offensive connotation. The Assistant to the Clerk has done a little bit of online research on species of fox and has come up with '**Blanford**', '**Darwin**' and '**Swift**' as possible acceptable alternatives.

4. Members will be aware that they have the option of coming up with their own suggestions. For example, they may have some 'local' knowledge – historical or otherwise – which will enable them to suggest names that reflect a particular connection to the locality, or they may wish to use the Town Council's 'reserve' lists shown at **APPENDICES A and B** below. The lists largely consist of what remains from the suggestions put forward for **a)** Bolnore Village Phases 4B and 5, **b)** Phase 1 of the residential development of 96 dwellings on land south of Rocky Lane, and **c)** the residential development of 210 dwellings on land at Penland Farm.

Recommendation:

5. It is recommended that:
 - a. Members discount the developer's suggested road name of Hoary Crescent;**

cont.

5. (cont.)

- b. Members decide whether or not to accept the developer's four remaining suggested road names – based on a 'fox' theme – of Cape Road, Ruppell Rise, Pampas Close and Woodfox Way;
- c. Members decide whether or not to select one of the three alternative 'fox' themed road names of Blanford, Darwin and Swift;
- d. failing selection of names from b.–c. above, Members decide upon a shortlist of alternatives, ensuring they do not duplicate or conflict with any pre-existing road names in the town.

APPENDIX A

Reserve List of Road Names			
Theme – Birds	Theme – Flowers	Theme – Miscellaneous	Theme – Trees
Bullfinch	Buttercup	Bondues	Hazel
Chaffinch	Cornflower	Farmer	Lime
Drake	Ivy		
Eagle	Laurel		
Falcon	Larkspur		
Goldcrest	Lupin		
Goldfinch	Marigold		
Heron	Moss		
Jay	Poppy		
Kestrel	Sundew		
Linnet	Verbena		
Nuthatch	Zinnia		
Peacock			
Pipit			
Siskin			
Sparrow			
Swift			
Wagtail			
Woodpecker			

APPENDIX B

Reserve List of Road Names		
Bridle Way	Reading Road	Windflower
Bridlemere Road	Smith Lane	
Butts	Smithy Crescent	
Crabtree Field	The Stirrups	
Ernest Way	Wett Meadow	
Furzy Field	Yoke Lane	
Great Marlefield	Danely	
Halls Corner	Gardenia	
Links Way	Sandeman	
Malthay	Southernwood	
Reading Field	Springbank	