

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 11 September 2017

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: Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/17/2581 – Land adjacent to
The Willows, Colwell Road:

Mrs Hayley Teehan and Mrs Doreen Kingshott, both of whom
had registered to speak *against* the application;
Mr Basil Kingshott.

44. Apologies

There were none.

45. Minutes

The Minutes of the meeting held on Monday, 21 August 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

46. Substitutes

There were none.

47. 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."

cont.

47. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke	DM/17/3328 and DM/17/3333	4 Palmerston House, Commercial Square	Is a director of Savannah Café Bar, 44–46 The Broadway, which, being a business that serves beverages, could be considered a competitor of the applicant
Cllr R J R Clarke	DM/17/2581	Land adjacent to 1 The Willows, Colwell Road	Knows Mr & Mrs Kingshott, and is a friend of Mrs Teehan's father

48. Planning Appeals

There were none.

49. Licensing Applications

There were none.

50. Comments and Observations on Planning Applications

Members made comments and observations on 27 planning applications as per Appendix 1 attached.

In light of the two applications relating to Southdowns Park (DM/17/2195 and DM/17/2581 refer) and the potential threat of ongoing development to the line of trees extending from the corner of the entrance to Southdowns Park down to Balfour Bungalow, it was **AGREED** to request MSDC's Tree Officer to make a 'blanket' Tree Preservation Order covering this strip of land.

51. Items Agreed as Urgent by the Chairman – Application for Hurst Farm

Members were asked to consider whether they felt it would be helpful to hold a pre-meeting in order to go through the application for land to the east and west of Hurst Farm, Hurstwood Lane (DM/17/2739 refers). This would enable them to familiarize themselves with all aspects of the application in preparation for consideration at a formal meeting of the Committee. The consensus was that this was a good idea.

Councillor Pulfer stated that the pre-meeting should take place well in advance of the formal meeting, i.e. not immediately beforehand, and Councillors McPherson and Mundin asked if it could be scheduled for after 6:00pm because of their work commitments.

It was **AGREED** that a date and time convenient to all would be arranged by means of a 'Doodle' poll.

The meeting closed at 8:28pm.

APPENDIX 1

Week 1

DM/17/2195 – The Lodge, Bennetts Rise

Franklands

Demolition of the existing building and erection of 2 no. semi-detached houses and associated parking. (Site plan showing revised parking arrangement received 22.08.17).

Members of the Town Council's Planning Committee have decided that, on balance, this application should be **supported**. They have concluded that the proposals would replace what is a low grade building with two houses which could provide useful family accommodation. However, there does seem to be a lack of clarity with regard to a) the parking allocation for the two houses and b) how the revised configuration of the communal parking area will affect residents in Bennetts Rise, and residents from The Elms who have allotted spaces there.

In the event that permission is granted, the Town Council requests that the following conditions are imposed:

1. given the location of the site, within the Southdowns Park development and in a relatively densely populated residential area where there is high demand for residents' parking, a Construction Management Plan shall be submitted for approval by Mid Sussex District Council. The Plan shall provide details as appropriate and shall include arrangements to address the following matters which are of particular concern:
 - i. adequate provision on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles;
 - ii. prohibit the parking of contractors' vehicles in existing residents' allocated parking spaces or in locations that restrict vehicular access – this is particularly relevant to Bennetts Rise;
 - iii. a commitment to make good, at the developer's expense, any damage to local infrastructure (e.g. roads and pavements), hard and soft landscaping (e.g. fencing, verges, green spaces) or residents' properties that is attributable to the development of the site;
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 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.
3. no building shall take place within 15 metres of the belt of trees on the northern side of the site (bordering Colwell Road);
4. as an 'informative', the right of vehicular access to and from the proposed development via Southdowns Park should be formally agreed with the Southdowns Park Residents' Management Company.

Finally, the Town Council wishes to place on public record its concerns that the apparent piecemeal nature of applications in this locality appears to have allowed developers to circumvent the requirement to make Section 106 contributions or provide Affordable Housing. The undermining of these important facets of the development process is regrettable.

DM/17/2327 – Adjacent to 2 St, Pauls on The Green, RH16 3BD **Bentswood**
Crown lifting of trees overhanging public footpath along Oathall Road to a height of 3m. Cut back to path edge, a mixture of shrubs, mainly Laurel and crown lifting trees 07f5 and 07f6 Western Red Cedar, 07f7 Lime, 07f8 Oak, 07f9 Yew, 07fA Lime to a height of 3m (footpath side only).

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

DM/17/2568 – Downlands Park Care Home, Bolnore Farm Lane, RH16 4BQ **Lucastes**
(T1) Oak and (T2) Beech – crown lift by 3m. (T3) Silver Birch – fell. (T4) laurel – cut back 2m. (T5) Lime – crown reduce by 2m. (T6) lime – crown reduce by 1m.

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

DM/17/3263 – 24 Mill Green Road, RH16 1XQ **Heath**
Proposed replacement of two windows in white upvc.

No comment.

DM/17/3328 – 4 Palmerston House, Commercial Square, RH16 1DR **Heath**
Retrospective application for change of use from A1 (retail) to a mixed class coffee shop (A1/A3 use), replacement shopfront, exterior seating and signage.

The Town Council is generally supportive of moves to further encourage the development of a café culture in the wider town area, and whilst it strongly disapproves of retrospective applications, it nevertheless **supports** this specific application.

The Planning Committee notes, however, that tables, chairs and three 'A' frame-type boards have been placed on the pavement outside. This use is not currently permissioned and ideally, Mid Sussex District Council should enforce this persistent breach on this site.

Haywards Heath Neighbourhood Plan

With regard to the Haywards Heath Neighbourhood Plan and the requirement for development to protect/reinforce the character of the locality, the proposals must comply with the design criteria specified under Objective 6F and Policy E9. Particular attention should be given to paragraphs 6.22 ('quality for pedestrians' and 'development quality'), 6.26 and 6.27. Furthermore, and bearing in mind the nearby Area of Townscape Character (Boltro Road Area), the proposals should also be consistent with paragraph 6.30.

Health and Safety/Highways Issues

The existing tables, chairs and 'A' frame boards as placed, abut a busy public footway in constant use and are parallel to a short-term public parking bay, which has a high turnover objective to promote public amenity. This parking bay supports local businesses and their customers; however, the coffee shop's use of this outside space could conflict with and have implications upon public safety, which should be subject to review and support from West Sussex County Council Highways. For the absence of doubt, if formal support is not forthcoming, the application for use of this space should be declined.

Conditions

In the event that permission is granted, the Town Council requests that the following conditions are imposed:

1. the applicant must submit a formal planning application to place table(s), chair(s) and a maximum of one 'A'-Board on the public footway.

cont.

DM/17/3328 – 4 Palmerston House, Commercial Square, RH16 1DR (cont.)

Heath

2. the applicant must obtain a formal, limited term licence from West Sussex County Council Highways for the placement of a specific itemised list, together with clear instructions, designating the specific area of permitted use/placement. This is NOT an informative;
3. the applicant must obtain adequate ongoing third party insurance cover in respect of the placement of these authorised items on the permitted area of public highway, in order to protect members of the public from any unmitigated/contingent risks;
4. with regard to the placement of any 'A'-Boards on the public highway, Mid Sussex District Council should advise the applicant that at some point in the future, even if subsequently authorised, a licence and ongoing proof of insurance may be required in order to permit continued use on an annual basis.

DM/17/3333 – 4 Palmerston House, Commercial Square, RH16 1DR

Heath

Retrospective application for internally illuminated fascia sign and projecting sign.

No comment.

DM/17/3335 – 53 Queens Road, RH16 1EG

Heath

Proposed rear extension and part loft conversion.

The Town Council **objects** to the proposals to extend the existing flat-roof dormer because it would give rise to a large, incongruous, box-like structure covering almost the entire expanse of roof, from the front of the house to the rear. Members of the Planning Committee support the views of Mid Sussex District Council's Planning Officer and her recommendation that the plans are amended to remove the dormer extension from the application.

DM/17/3369 – Physio Rooms, Church Road, RH16 3NU

Heath

Relocation of entrance to facilitate new disabled ramp access and replacement of doors and windows on the north-east elevation.

No comment.

DM/17/3377 – 12 Marylands, RH16 3JZ

Bentswood

Oak (T1) – remove lowest limb overhanging rear garden and crown reduce by 1.5 metres. Holly and Hazel (G2) – reduce by 1.5 metres on the western side.

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

DM/17/3393 – Land at Gleneagles Court and Troon Court, Iona Way

Bentswood

Oak (T1) – raise canopy to 2.4m and reduce low branches overhanging the car park by 2m. Group of limes and horse chestnuts (G2) – to re-pollard to old cut points.

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

Week 2

DM/17/2581 – Land adj. to 1 The Willows, Colwell Road, RH16 4NA

Franklands

Proposed 2no. two bedroom dwellings with associated parking.

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

1. as presented and with reference to an email dated 11/9/17 from Mid Sussex District Council's Planning Officer, the application is inaccurate and misleading, particularly in regard to the proposed provision for parking spaces and ownership of the land on which two of the spaces have been sited. It is also unclear as to whether the applicant has right of way to any vehicular access in Anscombe Woods Crescent;
2. it conflicts with elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan. The proposed 'elongated' design to create two 'back-to-back' dwellings means that the development would protrude into and thereby interrupt the green corridor that extends from the corner of the entrance to Southdowns Park down to Balfour Bungalow. This would be detrimental to the sylvan nature of the street scene on this side of Colwell Road;
3. it amounts to speculative 'land grab';
4. it constitutes opportunistic overdevelopment of an unsuitable site;
5. the creation of two parking spaces along an existing footpath that serves the properties in The Willows has the potential to put pedestrians at unacceptable risk;
6. the proposed design would give rise to an incongruous and obtrusive form of development which would be detrimental to the amenities of neighbouring properties by virtue of overlooking/loss of privacy;
7. whilst not a material planning consideration, the proposal would require a party wall agreement with number 1 The Willows. It is understood the owner of this property has indicated that consent would not be forthcoming.

DM/17/2666 – 31 Balcombe Road, RH16 1PA

Heath

Demolition of existing dwelling and garage and replacement with a new 4 bed dwelling and detached garage.

The Town Council **supports** this application to replace what is a very run-down property with a new family home, fit for modern-day living. Members welcome the regeneration of this noticeable corner site.

DM/17/3263 – 24A Mill Green Road, RH16 1XQ

Heath

Proposed replacement of two windows in white upvc. (Amended address: 25.08.2017.)

No comment.

DM/17/3337 – 49 Muster Green South, RH16 4AJ

Lucastes

(T1) mature copper beech – reduce crown by 3m all around. Thin by 10% and raise canopy by 3m.

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

DM/17/3372 – 12 Muster Green North, RH16 4AG

Heath

Reduce height of a group of 4 x maples by 2–3 metres plus 1x beech tree by 2–3 metres and crown thin by 20%. Reduce height of yew tree by 1.5–2.5 metres.

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

DM/17/3502 – 11 Fields End Close, RH16 3TR

Bentswood

Erection of a single storey conservatory at the rear of the property.

No comment.

Week 3

DM/17/0859 – 9 Boltro Road, RH16 1BP

Heath

Change of use from fast food takeaway (A5) to two residential dwellings, one at ground floor and one at first/second floor with extension and alterations. Description corrected 18.04.2017 to read – creation of one flat at ground floor level and one at ground/first floor and to include proposed first floor extension to rear and proposed extension to rear roof slope to enlarge existing bedroom. Amended plans received 31.08.2017 and 04.09.2017 showing reduction in size and relocation of first floor rear extension. Proposal to create 2 no. studio flats at ground floor level and extend existing flats.

The Town Council notes the amended plans received by Mid Sussex District Council on 31.08.2017 and 04.09.2017 and reiterates the following comments and observations:

'No objections on condition that:

- the proposed refuse bin storage facility is completed and is operational prior to the first occupier(s) moving into the dwellings;
- use of the bin storage facility is made mandatory and residents are not permitted to leave their bins outside on the narrow pavement in Boltro Road.

These conditions would accord with Policy B3 of the Mid Sussex Local Plan (2004) in that they would safeguard the amenities of nearby residents in terms of noise and disturbance (i.e. the constant use and movement of bins), and outlook (i.e. no one wants to look out on to a street scene that is cluttered with bins).

Members feel that this proposal would make a useful contribution towards the supply of smaller units of accommodation in the town, and they hope that it would provide a much-needed 'facelift' to what is a rather run-down looking property.'

DM/17/3413 – Land at 37–55 Perrymount Road and 1–5 Clair Road, RH16 3BN

Heath

Outline planning application for redevelopment of the site to provide 145 new residential units including 30% affordable housing and 1207 sq. metres of commercial floorspace (A2 use class), together with associated car parking. All matters to be reserved except from access and layout.

Deferred until the meeting scheduled for Monday, 9 October 2017, as agreed with Mid Sussex District Council's Planning Department.

DM/17/3487 – 1 Calbourne, RH16 4AQ

Heath

Two Beech (T1 and T2) reduce by 2-3m and to thin the crown by 20%.

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

DM/17/3517 – 38 Sydney Road, RH16 1QA

Heath

Single storey side extension with some internal remodelling.

No comment.

DM/17/3534 – 4 Chelsea Arcade, The Broadway, RH16 3AP

Heath

Proposed 1 no. internally illuminated projecting sign and Savills halo illuminated lettering above fascia.

No comment.

DM/17/3552 – 62, 64 and 74 Bentswood Road, RH16 3PW

Bentswood

2 x multi-stemmed beech trees and 1 sycamore. Beech (T1) – crown lift up to 9 metres and thin crown by 20%. Beech (T2) – remove lowest over extended limb back to trunk and thin crown by 20%. Sycamore – fell.

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

DM/17/3557 – Willows, Culross Avenue, RH16 1JF

Lucastes

Proposed construction of part single storey and part two storey extension, to the front elevation and a single storey extension to the side of the property.

No comment.

DM/17/3558 – 56 Sydney Road, RH16 1QA

Heath

A rear single storey infill extension is proposed at ground floor and at first floor, a second infill to the rear, extending the rear bedroom over ground floor kitchen and small extension above the existing front porch.

No comment.

DM/17/3565 – 51 Lucastes Avenue, RH16 1JZ

Lucastes

Hornbeam (T1) – fell. Silver birch (T2) – fell. Group of 6 holly and hornbeam (G1) – crown lift to 5m, crown thin by 20%. 2 conifers (G2) – fell.

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

DM/17/3570 – 3 The Rushes, Haywards Heath, RH16 2QH

Franklands

T1 oak tree – reduce the crown by 2.5m. T2 silver birch – reduce the height by 3m and the branches overhanging the pond by 1.5m.

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

DM/17/3577 – 2 Quarry Hill, RH16 1NQ

Lucastes

Proposed first floor extension over lounge and two storey side extension.

No comment.

DM/17/3624 – 3 Cobbetts Mead, RH16 3TQ

Franklands

3 x beech trees – crown thin by 20%. (T1) – reduce lowest limb over neighbouring hedge, back to first fork, closest to tip.

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