

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 16 July 2018

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/18/2420 – 15 Harlands Close:
the applicant, Mr Peter Taylor, who had registered to speak in order to give an overview of the proposals;
Mrs J Taylor;
P England;
S England;

Mr George Heywood, who had registered to speak *against* the application;
Mrs Maryline Heywood;
Mr Peter Paige;
Mrs Maralyn Paige.

33. Apologies

There were none.

34. Minutes

The Minutes of the meeting held on Monday, 25 June 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

35. Substitutes

There were none.

36. 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."

37. Planning Appeals

Members noted that the following appeal had been **lodged** in respect of MSDC's decision to refuse permission (application number DM/17/0857 refers):

Date Lodged & References	Site	Description
27/06/2018 AP/18/0032 APP/D3830/W/18/3196708	The Barn, Parkfield Way, RH16 4QS	Change of use from Office (Class B1) to Children's Day Nursery (Class D1); erection of bin and cycle stores; external plant; erection of railings around the site and surfacing of garden area. (Additional information received on 13 th April 2017 including transport and general planning matters).

Members also noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission (application number DM/17/2195 refers):

Date Decided & References	Site	Description	Decision
26/06/2018 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.)	Dismissed

38. Licensing Applications

There were none.

39. Comments and Observations on Planning Applications

Members made comments and observations on 26 planning applications as per Appendix 1 attached.

40. Matter Arising – Boundary Issue in 'New' Bolnore

Further to this issue being raised at the previous meeting (*Minute 32 refers*), Members were provided with updated information which had been received from MSDC's Senior Planning Officer (Planning Investigation and Enforcement). This stated that the piece of land that had been incorporated into the garden was not necessarily designated as 'wildlife corridor' and that the unlawful development would appear to be the change of use of the land to residential, rather than the fence itself. MSDC was in the process of considering appropriate measures should the need for formal enforcement action arise but in the meantime, it was writing to the owners of the property in Ferny Croft

cont.

40. Matter Arising – Boundary Issue in 'New' Bolnore (cont.)

requesting that the fence be removed. The breach of planning control ran with the land, so the current owners were responsible and there was no recourse to pursue Crest Nicholson for the breach.

Councillor McPherson confirmed that the matter had been passed to MSDC legal services and that he had asked Councillor Knight, as the MSDC Ward Member, to monitor the situation.

The Chairman stated that the apparent absence in this instance of any formal designation of the land as a wildlife corridor raised serious concerns that other similar areas of green space may be equally vulnerable when they should be protected by watertight legal agreements. This was something that should be investigated by the Planning Working Group.

41. Representation in Relation to Consultation on the West Sussex County Council (WSCC) Strategic Transport Investment Programme (STIP)

Members had before them a report, with recommendations, which had been prepared by the Town Clerk following a meeting of the Planning Working Group (PWG) on 6 July 2018. The PWG had met in order to consider the Town Council's representation in relation to a consultation on the WSCC STIP, which had been established for the identification, assessment, prioritisation and progression of strategic transport schemes. The Town Clerk had distributed background papers, including the STIP and the Atkins Report (Priorities) to all Members. The outcome of the meeting was to recommend to the Planning Committee that the following representation be made in respect of the WSCC STIP consultation:

- 1) *At the present time it is not clear whether all of the category one projects included in the Haywards Heath Transport Study (Atkins Report) are included in the STIP. As a result, all of the category one priorities in the Haywards Heath Transport Study (Atkins Report) should be included in the STIP as stated in the Atkins Report and the Mid Sussex District Council Infrastructure Delivery Plan for continuity and ease of recognition;*
- 2) *It is requested that it be confirmed whether there is a mechanism for category two and three priorities from the Haywards Heath Transport Study (Atkins Report) to enable them to be brought forward into the STIP. If not, it must be explained why they are not included;*
- 3) *Specifically, relating to priorities in the STIP named as South Road East/West and Haywards Heath Bus Rail Interchange when brought forward by WSCC, they are planned with consideration of the position of the emerging 'Destination Haywards Heath' initiative so to avoid piecemeal development and delivery;*
- 4) *That the Burgess Hill Transport Package takes into account the effect on junctions in Haywards Heath as part of modelling, transport assessments, and the delivery of any associated road infrastructure solutions.*

The representation was **RESOLVED** by the Committee without amendment.

42. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:18pm.

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APPENDIX 1

Week 1

DM/18/2420 – 15 Harlands Close

Lucastes

Proposed detached 4 bedroom chalet style bungalow on 3 levels located on land adjacent to 15 Harlands Close.

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

1. whilst an aerial view of the site indicates that the proposed development would be viable and in keeping with the existing mix of properties in the immediate locality, the reality is that in terms of its bulk and scale it would be significantly larger;
2. information provided by Southern Water suggests that the proposed dwelling would be compromised by the public sewer that crosses the site and the extensive works that would be required to divert it;
3. the proposed position of the new dwelling would result in a loss of amenity and privacy for the residents of no. 16 Harlands Close by virtue of overlooking;
4. it would be contrary to Policies E9 and H8 of the Haywards Heath Neighbourhood Plan.

In the unwelcome event that Mid Sussex District Council grants permission – despite the location and topography of the site and the overdevelopment that the dwelling would create – the Town Council requests that this is conditional on any windows/doors at any levels on the east and west (side) elevations being obscure glazed.

DM/18/2458 – Hillis Wood House, 22 Lucastes Road

Lucastes

Cypress (TG1) – fell group. Poplar (T2) – fell. Sycamore within hedge (T1) – fell.

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

DM/18/2467 – 8 Gander Hill

Heath

Proposed 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/18/2493 – Leon House, Rocky Lane

Franklands

Proposed single storey rear extension and loft conversion with rear roof light windows. 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/18/2508 – 71 Wood Ride

Ashenground

Replacement of polycarbonate roof to existing summer room with insulated flat roof and new roof windows behind brick parapet.

No comment.

DM/18/2518 – 14 Gander Hill

Heath

Single storey side extension to south-west flank wall to semi-detached property.

No comment.

DM/18/2549 – 46 Lewes Road

Franklands

Single storey extensions to rear elevation, infill extension to east flank, internal alterations including infill to first floor balcony. Single storey extension to garage outbuilding.

No comment.

DM/18/2562 – 72 Wivelsfield Road

Ashenground

Erection of single storey rear extension and two storey side extension, and associated internal works.

No comment.

DM/18/2566 – 88 Ashenground Road

Ashenground

Single storey rear extension.

No comment.

DM/18/2590 – 10 Park Road

Ashenground

Proposed side dormer extension.

No comment.

DM/18/2598 – 10 The Grove

Franklands

Oak (T1 opposite no.10) – remove ivy and reduce and reshape crown by 2–3m. Remove willow, ash and chestnut saplings underneath the tree. Leylandii (H2) – reduce height by 2m. Trim face to neaten, trim hazel to shape. Holly, ash, laurel, elder and dead saplings (G3) – holly, ash x 3, elder and dead saplings – fell. Trim laurel.

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

DM/18/2606 – 79 Hoblands

Franklands

Proposed two storey side extension with associated internal alterations.

No comment.

DM/18/2618 – 8 Oathall Avenue

Bentswood

Proposed wooden gates with brick entrance piers on to Oathall Avenue and a detached double garage.

No comment.

Week 2

DM/18/2581 – 21–23 Perrymount Road

Heath

Demolition of existing 2,995sqm office building and replace with 7,575sqm office building with parking for approximately 91 vehicles and landscaped public realm.

Deferred. This application will be considered at the meeting of the Planning Committee scheduled for Monday, 6th August 2018.

DM/18/2627 – 14 Lucastes Road

Lucastes

Proposed demolition of conservatory, decking to the rear of the property including a rear extension to the basement.

No comment.

DM/18/2640 – 20 Lucastes Avenue

Lucastes

Cypress tree (T1) and holly tree (T2) – fell.

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

DM/18/2654 – 74 Haywards Road

Ashenground

Proposed rear extension to adjoin existing extension with raised roof height across both and flat skylight.

No comment.

DM/18/2670 – 27 Lucastes Lane

Lucastes

Proposed timber garden building and raised decking.

No comment.

DM/18/2678 – 5 Orchid Park

Franklands

Two storey extension to front of property. Demolition of existing conservatory and proposed first floor extension to rear of property with single storey extension under lean-to style roof. Replacement of garden shed with brick built cycle store.

No comment.

DM/18/2692 – The Dolphin Leisure Centre, Pasture Hill Road

Lucastes

The proposed development will involve the creation of 17 additional vehicular parking spaces for the Leisure Centre facilities on an area of unused land. The surface materials used will be a permeable grass surface.

No comment.

Week 3

DM/18/1758 – 29 Lucastes Road

Lucastes

Part garage conversion to habitable accommodation, internal alterations, new flue, new glazed screen to replace door on north-west elevation, new entrance canopy to south-west elevation, garage door replaced with a window on south-west elevation and the addition of a window to the north-east elevation.

No comment.

DM/18/2478 – Berners, 6 Fox Hill Village

Franklands

Single storey addition forming WC. New velux window to first floor front elevation. Brick wall to be replaced with new gate and fence to front elevation.

No comment.

DM/18/2728 – 39 Haywards Road

Ashenground

Proposed single storey side and rear extension, to include roof lights, bi-fold doors and a roof light to the existing single storey store room to the rear garden.

No comment.

DM/18/2759 – Chestnuts, Woodridge Close

Franklands

T1 sweet chestnut – reduce lateral growth from garage by 2m.

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

DM/18/2765 – 19 Bruce Close

Ashenground

Part single storey/two storey side extension and front porch.

No comment.

DM/18/2771 – Wellington House West, 11 Oathall Road

Heath

Temporary change of use of one residential dwelling (C3) to a large HMO (sui generis) for a period of 2 years to accommodate nursing staff.

No comment.

DM/18/2816 – 6 Calbourne

Heath

T1 cedar – reduce major limb overhanging roof by up to 3m, reduce lower limb over roof by up to 1.5m and reduce selected limbs by up to 1.5m.

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

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