

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 28 August 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/18/3221 – 11 Beech Hurst Close:
Mr Nigel Alderton, of Prospective Planning Ltd, who had registered to speak on behalf of the applicant in order to make a short presentation *in support of* the application.

54. Apologies

The following apology was received:

Member	Reason for Absence
Cllr R J R Clarke	Holiday

55. Minutes

The Minutes of the meeting held on Monday, 6 August 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

56. Substitutes

There were none.

57. 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."

cont.

57. Members' Declarations of Interest (cont.)

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr C N Laband	DM/18/3066	50 The Broadway	Non-prejudicial – lives close to the application site and can see the rear of the premises from his property

58. Planning Appeals

There were none.

59. Licensing Applications

There were none.

60. Comments and Observations on Planning Applications

Members made comments and observations on 28 planning applications as per Appendix 1 attached.

61. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:05pm.

APPENDIX 1

Week 1

DM/18/2237 – The Priory, Syresham Gardens

Bentswood

Single storey ground floor extension and internal alterations to convert the former Chapel to 9 residential apartments (7 no. 1-bed & 2 no. 2-bed units) on the ground and first floors.

The Town Council supports the principle of development of the former Chapel into residential accommodation but because of the lack of any affordable housing provision or developer Section 106 contributions, it has no alternative but to **object** to this application.

DM/18/2248 – The Priory, Syresham Gardens

Bentswood

Single storey ground floor extension and internal alterations to convert the former Chapel to 9 residential apartments (7 no. 1-bed & 2 no. 2-bed units) on the ground and first floors.

The Town Council supports the principle of development of the former Chapel into residential accommodation but because of the lack of any affordable housing provision or developer Section 106 contributions, it has no alternative but to **object** to this application.

DM/18/2251 – The Priory, Syresham Gardens

Bentswood

Internal and external alterations to create third floor and convert the Chapel roof space to create 2 no. residential apartments (1-bed duplex).

The Town Council supports the principle of development of the former Chapel into residential accommodation but because of the lack of any affordable housing provision or developer Section 106 contributions, it has no alternative but to **object** to this application.

DM/18/2254 – The Priory, Syresham Gardens

Bentswood

Internal and external alterations to create third floor and convert the Chapel roof space to create 2 no. residential apartments (1-bed duplex).

The Town Council supports the principle of development of the former Chapel into residential accommodation but because of the lack of any affordable housing provision or developer Section 106 contributions, it has no alternative but to **object** to this application.

DM/17/2551 – Bridge Road/Queens Road

Heath

Proposed 6 no. identification signs at Bridge Road and 1 no. directional sign at Mill Green Road (amended plans received 1 August 2018).

The submission of amended plans (received 1 August 2018) is noted.

The Town Council **supports** this initiative which will formally identify the Bridge Road and Mill Green Business Estates and will promote the businesses located therein. This is important for the success of the local economy and demonstrates that Haywards Heath is 'open for business'.

However, Members request that a number of issues are addressed before any consent is granted. These are as follows:

1. West Sussex County Council (WSSCC), as the local highway authority, must be consulted on the placement of all the signs so that the impact on any road safety issues can be properly assessed. Furthermore, the installation of the directional sign for the Mill Green Business Estate – sign number 4 – will require WSSCC's permission because it is on County Council land;

cont.

DM/17/2551 – Bridge Road/Queens Road (cont.)

Heath

2. the positioning and alignment of the two 'Welcome to Bridge Road Business Estate' entrance signs – sign number 3 – must be given careful and sympathetic consideration. They must not obstruct the outlook from the windows of residential properties at Princess Court and Queens Court, nor must they hide the street nameplates for Bridge Road. The proposed height for the top edge of the signs – revised from 2000mm to 1500mm above ground level – is still excessive and overbearing. For the avoidance of doubt, Members request that the maximum height of the signage above ground level is restricted to 1000mm. This would achieve the same objectives, supporting, rather than disrupting the street scene on the perimeter between the residential and industrial areas.
3. if this signage application is approved, all ancillary/unauthorised signage must be permanently removed and this formal 'gateway' entrance to the industrial estate smartened up.

DM/18/2697 – 56 Sussex Road

Ashenground

Demolition of existing conservatory and creation of a new rear single storey extension together with any associated internal and external alterations.

No comment.

DM/18/3066 – 50 The Broadway

Heath

Proposed construction of a two bedroom first floor flat above existing ground floor premises and dropped kerb the front.

The Town Council has considered this application in two parts and makes the following comments:

it **supports** the construction of a two bedroom flat above the existing ground floor premises. This would provide a useful additional unit of residential accommodation in a sustainable location and would afford some extra acoustic screening to residential properties to the east, notably those in Ashurst Place. The addition of a pitched roof, which would replace the existing flat roof, would improve the appearance of the street scene. 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 not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays or Public Holidays;

it **objects** to the dropping of the kerb to the front to provide two forecourt parking spaces on land which it understands is owned by West Sussex County Council. There is currently no forecourt parking along this eastern stretch of The Broadway and if this part of the application were to be permitted, it would set an unwelcome precedent which would have a detrimental impact on the street scene and on the pedestrian friendly café culture that local businesses are trying to promote. A dropped kerb across the entire width of the site – approximately 5 metres – would also result in the loss of 1–2 on-street parking space(s) and would undermine the efficacy of the existing Traffic Regulation Order, which was widely supported by residents in order to promote local businesses and provide short-term parking. Finally, there is little doubt that the creation of the two parking spaces would result in the loss/removal of the attractive and well-established tree that is situated on the western edge of the forecourt, where it meets the pavement. In conclusion, this second part of the application would conflict with elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan, and Policy DP26 of the Mid Sussex District Plan 2014–2031.

DM/18/3121 – 16 Mill Green Road

Heath

A first storey infill extension above the existing kitchen to add a study.

No comment.

DM/18/3132 – 24 Augustines Way**Bentswood**

Proposed residential development of 2 no. semi-detached dwellings.

The Town Council notes that the footprint of each of the proposed dwellings has been reduced when compared to earlier application number DM/18/1364. However, this does nothing to alter the views that Members had when the earlier application was considered. Therefore, the Town Council **objects** to this application for the following reasons:

1. the proposal represents an opportunistic attempt at 'garden grab' and would give rise to an overdevelopment of the site which, in this locality, would be overbearing and unneighbourly;
2. given that the site is close to the town centre and that in its current form as garden amenity it contributes towards the 'green lungs' of the locality, its redevelopment into residential accommodation would detract from the present character of the streetscape and would be detrimental to the amenities of existing residents;
3. the site is located close to the town centre, on a relatively high density residential development and adjacent to the junction of Augustines Way with Priory Way. In this locality, on-street parking exceeds capacity, interrupts the flow of traffic and generally causes a hazard for highway users. The building of an additional two dwellings here, albeit with off-street parking provision, would simply make matters worse to the detriment of highway safety.

DM/18/3177 – 62 Harlands Road**Lucastes**

Proposed two storey rear extension and single storey side and front extension together with internal and external alterations.

No comment.

DM/18/3196 – 3 Lucas Way**Lucastes**

3 x Ash Trees (G1) – fell. 3 x Conifer Trees (G2) – reduce by 2–3 metres.

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

DM/18/3210 – 4 College Road**Heath**

Replace the existing door and window to the side elevation with a sash window, replace window at rear elevation ground floor with a single glazed door and an extension to existing terrace.

No comment.

DM/18/3237 – 47 Blunts Wood Road**Lucastes**

Proposed demolition of existing conservatory and construction of single storey rear extension. 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/18/3270 – 25 Oathall Road**Heath**

(TG1) Cyprus – remove group. (T1) – crown reduce by 3m.

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

Week 2

DM/18/3045 – The Priory, Syresham Gardens

Bentswood

Development to form 41 apartments (12 one bedroom, 23 two bedroom and 6 three bedroom). Internal and external layout alterations to approved application DM/16/4357.

The Town Council supports the principle of development of the former Priory into residential accommodation but because of the lack of any affordable housing provision or developer Section 106 contributions, it has no alternative but to **object** to this application.

DM/18/3200 – 50 Boston Road

Bentswood

Two bedroom end of terrace dwelling.

No comment.

DM/18/3221 – 11 Beech Hurst Close

Lucastes

Erection of proposed 3 bed, 2 storey detached dwelling to the east side of the existing house. To include minor fenestration to the east and north elevations of the existing dwelling.

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

1. it represents an opportunistic attempt at 'garden grab' which, if permitted, would result in an overdevelopment of the site;
2. having regard to the limited area of the site, the amount of garden/amenity space available for the size of the dwelling proposed would be inadequate;
3. having regard to the limited area of the site and the relationship that the new dwelling would have with the existing property at no. 11 Beech Hurst Close, the proposal would give rise to an overbearing and unneighbourly form of development. The proximity of the west elevation – characterized by a large expanse of catslide roof – to no. 11 would result in an increased sense of enclosure to the detriment of the amenities of residents living at no. 11;
4. the pleasant, 'open' nature of the entrance to Beech Hurst Close is as a consequence of nos 1 and 11 comprising large corner plots where the houses are well set back from Bolnore Road. The proposal would therefore have the effect of infilling one side of the entrance to the close, which would unbalance its symmetry and would be detrimental to its present character;
5. the proposal would have a negative impact on the well-established trees that occupy the site in that it would diminish their 'splendid isolation'.

In conclusion, the proposal would not accord with elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

DM/18/3234 – 58 Wealden Way

Lucastes

Removal of existing porch and erection of new single storey extension to front & two storey extension to side. Erection of new timber fence and low level brick planter (600mm high) to front garden. Extended hardstanding parking area.

No comment.

DM/18/3245 – 20 Summerhill Close

Heath

Replace existing rear conservatory with single storey rear extension.

No comment.

DM/18/3324 – 20 Balcombe Road

Heath

Single storey rear extension and new porch. New double garage.

No comment.

DM/18/3334 – 3 Redwood Drive

Ashenground

2 x Sweet Chestnuts – reduce by 1.5m to 2m all over. Crown thin by 20%. Crown raise to 5m. 1 x Oak – crown raise to 5m.

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

DM/18/3335 – Cherrytree Cottage, Lucastes Road

Lucastes

T1 – Holm Oak – crown reduction by 2m all over. T2 – Ash – crown reduction by 2m all over. T3 – Cypress – fell. T4 – Cypress – fell. T5 – Cypress – prune overhanging limbs 2m back to boundary.

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

DM/18/3340 – Site of demolished Perrymount Hse, 38–42 Perrymount Road

Heath

Variation of condition 20 of planning application DM/17/1136 to allow amendments to the approved plans.

The Town Council **supports** this application for variation of a condition, subject to the following minor amendment:

with reference to Drawing No. P507 Rev E – proposed north elevation – the five ventilation openings to the car park – immediately to the right of the 'louvres to sub station' – should be fitted with matching louvres or false louvres, in order to maintain continuity of design.

DM/18/3355 – 8 Lucastes Road

Lucastes

Silver Birch (T2) – fell to ground level and poison stump; Bay Tree (T1) – fell to ground level and poison stump.

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

Week 3

DM/18/2371 – Cherrytree Cottage, Lucastes Road

Lucastes

Demolition of existing lean-to and construction of single storey side extension incorporating catslide roof and insertion of 1 no. new dormer together with associated internal and external alterations. Amended plans received 17.08.2018 showing replacement of side dormer window with first floor extension.

No comment.

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. Amended plans received 23.07.2018 showing relocation of dwelling to accommodate public sewer which runs through the site and dwelling to cover 2 levels. Amended plans received 16.08.2018 showing further adjustment and reduction in size of rear balcony.

Whilst the Town Council acknowledges the submission of further amended plans (received by Mid Sussex District Council on 16 August 2018), these do nothing to alter the views that Members had when this application was considered on two previous occasions. The Town Council therefore **objects** to this application as before, for the following reasons:

cont.

DM/18/2420 – 15 Harlands Close (cont.)

Lucastes

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. the proposed new dwelling would, by virtue of its bulk, scale and elevated position, give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities and privacy of the residents of no. 16 Harlands Close;
3. it would be contrary to elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

Members also wish to point out that under application number DM/18/1912, permission has been granted for the existing property at no. 15 Harlands Close to be extended and remodelled. Completion of these works will result in a substantial four bedroom dwelling that will only occupy approximately 40% of the original site once it has been divided into two.

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/18/2862 – Brambletyne, 5 The Rushes

Franklands

Oak Tree T1 – reduce the lowest limb by 3 metres.

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

DM/18/3379 – 26 Farlington Close

Bentswood

T1 Oak – reduce canopy by 1.5 metres to the north and west and 1 metre to the south and east.

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