

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 5 March 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: Councillor S R Hillier
Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/18/0101 – 47 Balcombe Road:
Mr Anthony Phillips, who had registered to speak *against* the application;
Mrs Phillips.

112. Apologies

The following apology was received:

Member	Reason for Absence
Cllr Mrs C Cheney	Personal commitment elsewhere

113. Minutes

The Minutes of the meeting held on Monday, 12 February 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

114. Substitutes

Councillor Hillier substituted for Councillor Mrs Cheney.

115. 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.

115. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke Cllr S R Hillier Cllr C N Laband Cllr M J Pulfer	DM/18/0420	108 Barnmead	Know the applicant, who is a former Haywards Heath Town Councillor and former Mid Sussex District Councillor

116. Planning Appeals

Members noted that the following appeal had been **lodged** in respect of Mid Sussex District Council's decision to refuse planning permission (application number DM/17/3335 refers):

Date Lodged & References	Site	Description
12/02/2018 AP/18/0008 APP/D3830/D/17/3191575	53 Queens Road	Proposed rear extension and part loft conversion

117. Licensing Applications

There were none.

118. Comments and Observations on Planning Applications

Members made comments and observations on 41 planning applications as per Appendix 1 attached.

119. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:06pm.

APPENDIX 1

Week 1

DM/18/0101 – 47 Balcombe Road

Heath

Cut back existing conservatory, convert the existing coach house into a new dwelling (including raising the roof by approximately 1.2m), widen the existing driveway and provide cycle and waste storage areas.

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

1. having regard to the limited area of the site and its relationship to the existing residential property at 49 Balcombe Road, the proposal would give rise to an overbearing and unneighbourly form of development, which would be detrimental to the amenities of the occupants of 49 Balcombe Road by virtue of overlooking, loss of privacy and the bulk of the proposed building;
2. the shape and limited size of the plot, together with its relationship to existing residential properties, would not permit development of a standard compatible with that which already exists in the locality. In consequence, the proposed building would be incongruous and would have a detrimental impact on the present character and appearance of the area;
3. given that the site is located within the Balcombe Road Area of Townscape Character, the proposal conflicts with local planning policy objectives that seek to protect such Areas, i.e. Policy B16 of the Mid Sussex Local Plan (2004) and Policies E9 and E10 of the Haywards Heath Neighbourhood Plan;
4. an additional vehicular access at this particular point on Balcombe Road, which is close to the junction with Fairfield Way (almost opposite) and where there is poor visibility already, would add to the hazards faced by highway users and would be detrimental to highway safety;
5. the proximity of the proposed dwelling to 49 Balcombe Road (the fenestrated south-west elevation in particular) together with the increased height, would be detrimental to the amenities and privacy currently enjoyed by the occupants of 49 Balcombe Road;
6. having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an overdevelopment of the site, with inadequate provision for rear garden/amenity space. The lack of garden space would conflict with Policy E13 of the Haywards Heath Neighbourhood Plan.

In the unwelcome event that the Town Council's views are overridden and Mid Sussex District Council grants permission, it is requested that the following conditions are imposed:

- a. the first floor (bedroom) window on the south-west elevation must be obscure glazed and non-opening;
- b. the increase in height for the proposed building over the height of the existing coach house is restricted to a maximum of 1.25 metres.

DM/18/0176 – 23 Gander Hill

Heath

Ground/first floor extensions and loft conversion.

No comment.

DM/18/0188 – 14 Highland Road**Ashenground**

First floor extension.

The Town Council notes the objections and concerns raised by neighbouring residents, particularly those regarding the current state of the property resulting from various building works that allegedly, have not been completed. In the event that permission is granted for this application, it is requested that the following conditions (NOT informatives) are imposed and, if necessary, enforced:

1. 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;

2. a Construction Management Plan shall be submitted for approval by Mid Sussex District Council. The Plan shall include details regarding any requirement for on-street parking of contractors' vehicles and measures that will be taken to mitigate the impact on local residents;
3. Mid Sussex District Council, as local planning authority, should stipulate how the site must be left after building works have been completed.

DM/18/0209 – 73 Kents Road**Ashenground**

Proposed roof conversion with 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.

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/18/0212 – Redrow Homes Development Site, Hanlye Lane, Cuckfield**Lucastes**

Seven proposed advertisement signs to be erected as follows: Welcome Sign, Redrow Development Sign, Redrow Flag Pole, Availability Sign, Site Manager Sign, Commitment To Sustainability Sign and Visitor Parking Sign.

No comment.

DM/18/0368 – 4 Gander Green**Heath**

First floor extension over existing garage and new single storey porch to ground floor.

No comment.

DM/18/0420 – 108 Barnmead**Heath**

First floor rear extension.

The Town Council acknowledges the concerns raised by the resident of 106 Barnmead and requests that if permission is granted for this application, the following conditions are imposed:

1. 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;

2. given the close proximity of residential properties at this particular location and the relative narrowness of the highway, a Construction Management Plan shall be submitted for approval by Mid Sussex District Council. The Plan shall include:
 - a. details regarding any requirement for on-street parking of contractors' vehicles and on-street siting of building materials;
 - b. measures that will be taken to mitigate the impact on local residents, to include unhindered access to their properties and no obstruction to the public pavement.

DM/18/0432 – 16 Mill Green Road**Heath**

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

No comment.

DM/18/0436 – 45 Kents Road**Ashenground**

Side extension and conversion of garage to form an extension to main house.

No comment.

DM/18/0452 – Westwick, 45 Lewes Road**Franklands**

Proposed new front porch.

No comment.

DM/18/0482 – 66 Hoblands**Franklands**

Retrospective application for proposed porch infill & alterations.

No comment.

DM/18/0485 – 1 Bruce Close**Ashenground**

Demolish existing garage and erect two storey side extension with granny annexe at ground floor with bedroom and en suite above.

No comment.

DM/18/0520 – 2 Commercial Square

Heath

Proposed replacement shopfront to include, 2 no. new structural openings into adjoining premises (no. 3), blocking up 3 no. rear windows and replacement of rear door and windows with new door and solid infill panels.

No comment other than to request that the vehicular access to the two parking spaces must be 'legalised' by both Mid Sussex District Council and West Sussex County Council Highways. This has been omitted from the application and as there is currently no dropped kerb in order to gain access from the public highway on to the forecourt of the premises, the Town Council is concerned that damage to the public pavement will occur.

DM/18/0522 – 2 Commercial Square

Heath

Proposed 1 no. illuminated fascia sign.

No comment other than to request that Mid Sussex District Council ensures that the style of the sign and the font used for its wording are in keeping with the character of this locality.

DM/18/0523 – 6 Lucastes Lane

Lucastes

Proposed double garage within the front garden. Also soft screening to front boundary.

No comment.

DM/18/0525 – 169 Western Road

Bentswood

Single storey side extension and two storey rear extension. Extension of existing dormers and insertion of an additional window to the south elevation.

No comment.

DM/18/0531 – 6 Sheppeys

Ashenground

Retrospective planning application for decking.

No comment.

DM/18/0539 – 4 Lucastes Road

Lucastes

Demolition of existing detached garage and construction of two storey side and front and single storey rear extension, together with associated internal and external alterations.

No comment.

DM/18/0558 – 27 Allen Road

Bentswood

Proposed new building adjacent to an existing building to create two new flats. With associated refuse storage, cycle and car parking, rear gardens and access through a side gate.

Whilst Members of the Town Council's Planning Committee note that this application represents a different scheme to that proposed under previous application number DM/16/5170, they are of the opinion that the revisions make no difference to the overall footprint of the building and so the main reasons given for objecting the first time round remain valid.

Therefore, the Town Council **objects** to this application on the following grounds:

1. the addition of the new-build to adjoin the existing property, in order to create four flats over two storeys, would amount to a complete overdevelopment of the site;
2. the development would be out of character with existing properties in this part of Allen Road, which are typically semi-detached houses;

cont.

DM/18/0558 – 27 Allen Road (cont.)

Bentswood

3. the compromise of losing four on-site parking spaces (when compared to application number DM/16/5170) in order to provide adequate amenity/garden space, would lead to an undesirable increase in the incidence of on-street parking in the locality.

DM/18/0607 – 4 Lucas Way

Lucastes

Removal of all laurel from all hedges in rear garden. Removal of Macrocarpa Cypress on right side of house. Cut back branches of alder that overhangs neighbouring property on right hand side of house by 3 metres. Remove all laurel from wooded area at the rear of number 4.

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

DM/18/0616 – 1B–1C Bridge Road

Heath

Demolish the existing single storey commercial buildings and construct 9 two bedroom flats with associated landscaping.

Whilst Members of the Town Council's Planning Committee note that this application represents a different scheme to that proposed under application number DM/17/0683, they are of the opinion that the revisions make little or no difference to the reasons given for objecting the first time round.

Therefore, the Town Council **objects** to this application on the following grounds:

1. the building of nine, two-bedroom flats – now with ten on-site parking spaces – would give rise to an overdevelopment of the site;
2. the provision of ten car parking spaces on site is inadequate and unacceptable because it would inevitably lead to (or indeed worsen) parking problems in nearby roads and on existing residential developments which have their own private parking (i.e. instances of unauthorised parking). Examples of the roads/developments likely to be most affected are Queens Road, Bridge Road, Queens Court, Gordon Road, Sydney Road and Greenways;
3. because the site forms part of the Bridge Road Business Estate, it is not in an appropriate location to provide residential accommodation. If this proposal were to be permitted, in close proximity to commercial premises, it would increase the potential for conflict between different types of use, i.e. residential versus commercial;
4. the site is situated at the start of the Bridge Road Business Estate and if this redevelopment to residential use were to be permitted, it would result in the loss of the site for commercial use, which would be regrettable when one of the objectives of the Haywards Heath Neighbourhood Plan is to maintain and grow the town's employment base. This change of use could set an unwelcome precedent for similar proposals for the Bridge Road Business Estate;
5. the Town Council's opposition to the loss of commercial space is further supported by Mid Sussex District Council's own recent application to install formal 'Business Estate' signage right next to the application site at the entrance to the Bridge Road Business Estate (application number DM/17/2551 refers);
6. the likely on-street parking problems that would ensue as a result of the development would make it more difficult for commercial/heavy goods vehicles to negotiate and turn into/out of a busy Bridge Road. This would add to the hazards faced by highway users in the vicinity of the Business Estate and would be detrimental to highway safety. It is requested that West Sussex County Council (WSSC) Highways is made aware that Bridge Road is a 'restricted width' road;

cont.

DM/17/0683 – 1 Bridge Road, RH16 1UA (cont.)

Heath

7. if permission were to be granted, it would undermine the progress of a WSCC Highways works programme for the Queens Road neighbourhood, the aim of which is to deliver road safety improvements that include better crossing points and routes to school.

Whilst Members acknowledge that the existing buildings are outdated and in need of replacement, they would prefer to see the site retained for commercial use as part of the Bridge Road Business Estate, perhaps with a facility that is innovative, small-scale and self-contained.

In the unwelcome event that permission is granted despite the Town Council's objections, it is requested that developer Section 106 contributions for community facilities are allocated as follows:

- a. £3,000 towards energy efficient LED lighting in Clair Park;
- b. £1,500 towards play equipment for the disabled, seating and picnic tables in Clair Park.

Week 2

DM/18/0547 – 50 Boston Road

Bentswood

Erection of an end of terrace two bedroom dwelling with rear dormer window and associated parking and landscaping.

Much to the disappointment of the Town Council, the principle of development of this site has already been established under (approved) application number DM/15/3869. The Town Council does not wish to add anything further to its views that this proposal amounts to 'garden grab' and will give rise to an overdevelopment of the site.

DM/18/0575 – Small Triangle of Land at Entrance of Fox Hill Village

Franklands

Removal of condition 7 of advert consent DM/17/0579.

No comment.

DM/18/0582 – Beech Hurst Nursing Home, Butlers Green Road

Lucastes

Demolition of the existing building and redevelopment of the site to provide a replacement care home (Use Class C2) arranged over three storeys and part basement together with associated car parking, landscaping and amenity space.

The Town Council has no comment other than to ask whether the net increase in parking spaces and the provision of cycle spaces will be sufficient to cater for the proposed net increase in the number of rooms and employees.

DM/18/0643 – 6 Lucastes Lane

Lucastes

Demolition of existing conservatory to rear of dwelling and construct a single storey rear/side extension. The entrance to the property is proposed to be moved to the front elevation, with oak framed porch.

No comment.

DM/18/0656 – 17 Gander Green

Heath

First floor extension over existing ground floor, adjoining with single storey/part two storey extension to front. Reduce and replace obscured glass window on first floor west elevation. New window to ground floor east elevation. Reinstate door to ground floor west elevation. Install 2 replacement windows to ground floor south elevation.

No comment.

DM/18/0662 – 3 Sugworth Close**Heath**

Demolition of existing side conservatory and replacement with a single storey rear and side extension.

No comment.

DM/18/0676 – 47 Haywards Road**Ashenground**

Demolition of existing garage and erection of new single storey side extension to form new family room.

No comment.

DM/18/0683 – 1 Cedar Way**Franklands**

Single storey front extension to form new study.

No comment.

DM/18/0684 – Pennington House, Franklands Village**Franklands**

G1 Group of Hornbeam – remove or cut back low branches to give a 3m clearance from ground level and reduce height by approximately 4–5 metres, then balance and shape round accordingly. T2 Oak – remove or cut back low branches to give a 4m clearance from ground level and reduce height and spread by 3–4 metres, shaping and balancing the remaining crown accordingly. T3 Yew – reduce height and spread by 1–2 metres, shaping and balancing the remaining crown accordingly.

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

Week 3**DM/18/0308 – 17 Blunts Wood Road****Lucastes**

Erection of detached garage and carport. Block plan received 22.02.2018 showing proposed siting of garage building in relation to neighbouring properties.

The Town Council notes the receipt of the block plan by Mid Sussex District Council on 22/2/18. However, this does nothing to alter the reason for objecting to this application when it was considered the first time round. Therefore, the Town Council reiterates its objection on the grounds that the proposed garage and carport would result in an overbearing and unneighbourly form of development, out of keeping with the character of the area and detrimental to the amenities of adjoining properties. This conflicts with elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan.

DM/18/0354 – Bank Flat, 1A Muster Green South**Ashenground**

Replace 3 wooden sash windows at rear elevation of property.

No comment.

DM/18/0723 – Land West of Thurlestone, Rocky Lane**Ashenground**

Proposed erection of a pair of semi-detached three bedroom dwelling houses.

No comment. Much to the disappointment of the Town Council, the principle of development of this site has already been established under (approved) application number DM/17/1756.

DM/18/0734 – 75 Highbank**Lucastes**

Proposed single storey rear extension.

No comment.

DM/18/0736 – 75 Highbank

Lucastes

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/18/0739 – 51 Oathall Road

Heath

Willow (T1) fell and remove completely.

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

DM/18/0744 – Land North-east of Sunte House

Heath

Timber garage building.

No comment.

DM/18/0761 – 18 Manaton Close

Bentswood

Oak (T2) crown lift to 3m.

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

DM/18/0767 – 38 Gander Hill

Heath

Garage infill extension, garage conversion and erection of first floor dormer.

No comment.

DM/18/0779 – 22 Sheppeys

Ashenground

First floor side extension above open walk through at ground floor to access garden.

No comment.

DM/18/0784 – 54 Eastern Road

Bentswood

Single storey rear extension.

No comment.