



HAYWARDS HEATH TOWN COUNCIL

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15th June, 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, 19th June 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 Tuesday, 30th May 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.

Appeals Lodged/Decided: **None**

Licensing Applications: **None**

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
7. To consider a temporary road closure application - Music on Broadway Event, Saturday 26th to Monday 28th August 2017
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, J Dwight, A McPherson, H Mundin.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 30 May 2017

C N Laband (*Chairman*)
M J Pulfer (*Vice Chairman*)
Mrs C Cheney **
R J R Clarke **
E W Dwight
A C McPherson **
H A MUNDIN

* Absent

** Apologies

Also present: Councillor Mrs S M Ellis
Councillor L S Wickremaratchi

Regarding application number DM/17/1801 – 40 Summerhill Close:
Mrs Yekta Dymond, who had registered to speak *against* the application.

1. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr Mrs C Cheney	Long-standing personal commitment
Cllr R J R Clarke	Personal engagement
Cllr A C McPherson	Holiday

2. Minutes

The Minutes of the meeting held on Monday, 8 May 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

3. Substitutes

Councillor Mrs Ellis substituted for Councillor Mrs Cheney.
Councillor Wickremaratchi substituted for Councillor Clarke.

4. 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."

5. Planning Appeals

There were none.

6. 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/17/0811 It's Magic	Premises	The Broadway	New premises licence

They had **no objections**, acknowledging that It's Magic had a proven track record of running well organised events.

7. Comments and Observations on Planning Applications

Members made comments and observations on 25 planning applications as per Appendix 1 attached.

8. MSDC Proposal for the Release of Section 106 Monies to Fund the Renovation of the Skate Park in Victoria Park

Members had before them a report giving details of an MSDC proposal to use a number of Section 106 'Formal Sport' contributions, totalling £124,655.99, to fund a project to replace the skate park in Victoria Park, which was coming to the end of its serviceable life. In the main, these contributions related to Agreements arising from developments that were taking place or had taken place within Haywards Heath. The report had been prepared by the Clerk, who had discovered that the proposal was due to be determined by MSDC's Cabinet Grants Panel on 5 June 2017, without there having been any formal consultation with the Town Council.

Members were concerned and disappointed that on this occasion, MSDC did not appear to have adhered to the established protocol of formally consulting with the Town Council on proposals involving the release of Section 106 contributions that related to Haywards Heath. This had usually worked well – with the Town Council being consulted early on in the process – and had helped to build a good working relationship between the two Councils.

Notwithstanding this apparent hiatus in communication, Members **AGREED** that they would like to support the proposal wholeheartedly because they were aware of how popular and well-used the existing skate park was. They were also mindful of the need to preserve and enhance facilities for young people wherever possible, particularly at times when the availability of funds was restricted.

As the project moved forward and in the interests of co-operation and partnership working, it was requested that MSDC consult with the Town Council on the key stages of development such as design, construction, costings and feedback from potential users of the facility.

9. Items Agreed as Urgent by the Chairman
There were none.

The meeting closed at 9:11pm.

APPENDIX 1

Week 1

DM/17/1440 – Wickham Farm Annexe, Old Wickham Lane, RH16 1UL
Proposed storage outbuilding.

Heath

No objections.

DM/17/1776 – Avondale House, 63 Sydney Road, RH16 1QD
Ground floor extension on the front elevation.

Heath

Whilst the Town Council has **no objections** to this application per se, Members do have ongoing concerns about motorists parking their vehicles on the pavement or without due consideration for highway safety in this part of Sydney Road. The (welcome) enhancement to/growth of the applicant's business may result in additional staff being required and this could potentially make the parking situation worse.

DM/17/1782 – 70 Lewes Road, RH17 7SX

Franklands

T1: Leylandii - fell. T2: Leylandii - fell. T3: Willow - pollard, reducing branches by up to 5 metres according to length of each branch. T4: Willow - pollard, reducing branches by up to 5 metres according to length of each branch. T5: Tree by the fence (species unknown) - fell. T6: Apple - Thin crown by 60%. T7: magnolia - fell. T8: Tree behind bush (species unknown) - fell. T9: Tree by entrance to driveway (species unknown) - fell. T10: Tree (dead, species and cause of death unknown) – fell. T12: Oak - reduce crown by 3 metres. T13: Oak - reduce crown by 3 metres.

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

DM/17/1824 – G P M U 14 - 16 Sussex Road, RH16 4EA

Ashenground

Change of use of 1st floor front office from B1 (office) to D1 (training centre).

No objections.

DM/17/1912 – 25 Blunts Wood Road, RH16 1ND

Lucastes

Erection of single storey conservatory at rear of house.

No objections.

Week 2

DM/17/0683 – 1 Bridge Road, RH16 1UA

Heath

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

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

- the building of nine, two-bedroom flats with only two on-site parking spaces would give rise to an overdevelopment of the site;
- there is no dropped kerb on the highway to provide legal access to where the two on-site parking spaces are proposed;

cont.

APPENDIX 1

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

Heath

- the provision of just two car parking spaces on site is wholly 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;
- because the site forms part of the Bridge Road Industrial 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;
- the site is situated at the start of the Bridge Road Industrial 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 Industrial Estate;
- 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 Industrial Estate and would be detrimental to highway safety. It is requested that a proper ('site visited') traffic survey – as opposed to a desktop study – is carried out by West Sussex County Council (WSCC) Highways, who should be made aware that Bridge Road is a 'restricted width' road;
- 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 Industrial Estate, perhaps with a facility that is innovative, small-scale and self-contained.

DM/17/1295 – 33 Oathall Road, RH16 3EG

Heath

Proposed traditional Sussex oak framed detached single garage, materials in keeping with house style.

Members of the Town Council note that a Tree Survey and Arboricultural Impact Assessment report (dated 30 April 2017) has been submitted since they first commented on this application. They reiterate their comment of **no objections**.

DM/17/1734 – Winnals Park Paddockhall Road

Lucastes

T2: Oak - Reduce bough overhanging garage roof by 2 metres. T3: Ash - Reduce bough overhanging garage roof by 2 metres. T6: Oak - Reduce bough overhanging garage roof by 2 metres. T8: Conifer - Fell. T9: Oak - Thin crown by 25%. T10: Sycamore - Reduce bough overhanging carpark by 2 metres. T11: Oak - Fell. T12: Oak - Reduce bough by 2 metres. T13: Oak - Fell. T14: Conifer - Fell. T16: Acer - Reduce 3 lower branches due East by 2 metres. T18: Sycamore - Fell. T19: Sycamore - Fell. T20: Oak - Reduce crown by 2 metres. T21: Sycamore - Remove lower branch 3.5 metres from ground. T22: Yew - Reduce lowest 3 branches due North by 2 metres.

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

APPENDIX 1

DM/17/1839 – 38 Farlington Avenue, RH16 3EY

Bentswood

Retrospective application for the erection of a timber decking area to rear.

No objections.

DM/17/1909 – St. Josephs Catholic Primary School, Hazelgrove Road, RH16 3PQ

Bentswood

Extension to existing hall to provide new small hall and entrance lobby with associated works.

No objections.

DM/17/1962 – Copse End, 9 Portsmouth Lane, RH16 1RU

Heath

Two storey side extension, first floor side extension, garage.

No objections subject to the condition that a Construction Management Plan must be implemented in order to deal with the following issues in particular:

construction hours to protect local resident amenity, any demolition/construction works, including the use of plant and machinery, should 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;

contractors' parking adequate provision must be made on site to accommodate all plant and machinery and the parking of contractors' vehicles. This should be achievable, bearing in mind that the property occupies a generously sized plot. On-street parking in Portsmouth Lane itself and round the corner in Birchen Lane would likely interrupt the flow of traffic on the highway and would be detrimental to road safety. West Sussex County Council Highways should corroborate this following a recent traffic survey.

DM/17/1965 – 74 Sydney Road, RH16 1QA

Heath

Single and double storey rear extensions.

No objections although Members *do* have concerns about where contractors are going to park their vehicles. The property is located near to a busy roundabout, where on-street parking and parking on the pavement frequently take place already. The introduction of additional vehicles to this part of Sydney Road, particularly if they are parked inconsiderately or dangerously, would only add to the hazards faced by highway users at this point and would be detrimental to highway safety.

DM/17/1977 – The Kleinwort Centre, Butlers Green Road, RH16 4BE

Lucastes

Proposed extension to existing building to create a new reception area, additional working spaces, and new clinical areas and to improve facilities through refurbishment of existing parts. To replace existing windows.

No objections although the Town Council requests an assurance that if the proposals are likely to result in an increase in the number of staff, this is catered for within any extant Transport Plan for the site and cycle storage facilities are provided (or existing ones enhanced) in order to comply with the policies and objectives of the Haywards Heath Neighbourhood Plan.

APPENDIX 1

DM/17/1991 – 151 Western Road, RH16 3LH

Bentswood

Variation of Condition 28 relating to planning application DM/15/3636 to amend plans.

No objections.

DM/17/2021 – 40 Gander Hill, RH16 1QX

Heath

Proposed extension over existing garage to form additional bedroom and ensuite.

No objections.

DM/17/2028 – 25 Willow Park, RH16 3UA

Franklands

T1 Oak - removal of lowest limb overhanging garden/roof back to main trunk. Remove epicormic growth and reduce side limb (over fence) back to dog leg fork. T2 Oak - remove limb overhanging wood store back to trunk and remove limb closest to house back to fork, selective thinning of lower crown on house side by up to 15%.

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

DM/17/2029 – 18 Barnmead, RH16 1UZ

Heath

(T24) Alder - fell. (T25 and T62 Ash - remove small limbs from 5.5m up to crown split, approximately 9m and thin remaining canopies by 25% leaf volume.

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

DM/17/2033 – 33 Dellney Avenue, RH16 3LX

Bentswood

Rear single storey flat roof extension.

No objections.

Week 3

DM/17/1801 – 40 Summerhill Close, RH16 1QZ

Heath

Detached garage to front garden. (Amended plan received 16.05.2017).

The Town Council welcomes the opportunity to re-examine and reconsider this proposal for a detached garage in the front garden of the property. Whilst the amended plan relates to a change in style of the roof – from flat to pitched – Members are concerned that the original application form has been completed erroneously and is therefore misleading. Both questions under Section 7. **Trees and Hedges** have been answered 'No', which is contrary to fact.

On this occasion, and taking into account the misleading information, Members consider it appropriate to revise their comment and to **object** to this application for the following reasons:

- the building of the garage in this position would result in an obtrusive and overbearing structure which would be out of keeping with the character of the area, detrimental to the appearance of the street scene and contrary to Policy H9 of the Haywards Heath Neighbourhood Plan;
- it would result in the loss of a width of hedgerow from the frontage of the property, which would be detrimental to the appearance of the street scene;

cont.

APPENDIX 1

DM/17/1801 – 40 Summerhill Close, RH16 1QZ (cont.)

Heath

- if permission were to be granted, it would set an unwelcome precedent as being the only property in Summerhill Close with a garage sited in such a prominent 'forward' position; Mid Sussex District Council (MSDC), as the local planning authority, would therefore find it hard to resist similar proposals that may arise in the future;
- Summerhill Close is a 'Harold Turner' designed residential development of significant architectural merit in the county and due consideration must be given to maintaining its heritage, character and setting;
- in 2012, a similar proposal was submitted for 17 Summerhill Close (application number 12/03085/FUL refers). At that time, the Town Council objected on the grounds that *'the proposal would be unsightly, out of keeping with the road and would affect the amenity of the house next door'*. MSDC subsequently refused permission for the reason that *'the proposed shed/garage, by virtue of its siting, height, scale and materials, would be a prominent and inappropriate feature, harmful to the character and appearance of the street scene, contrary to paragraphs 14, 17, 56 and 58 of the National Planning Policy Framework and Policies B1 and H9 of the Mid Sussex Local Plan'*. This application is along similar lines to 12/03085/FUL and should be determined correspondingly.

DM/17/2027 – 7 The Spinney, RH16 1PL

Heath

Reconfiguration of ground and first floor, two storey front extension, pitched roof to replace existing single storey rear flat roof, internal and external alterations.

No objections.

DM/17/2035 – 6 The Spinney, RH16 1PL

Heath

Reconfiguration of ground floor and first floor, two front extensions, first floor side extensions and rear single storey extension, associated internal and external alterations.

No objections.

DM/17/2085 – 9 Turners Mill Road, RH16 1NW

Heath

Single storey rear extension with a pitched roof. 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/17/2103 – 48 and 50 Lucastes Avenue, RH16 1JY

Heath

T1 Oak - Reduce 2 North facing branches growing behind 99 Pasture Hill Road by approximately 3 metres.

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

DM/17/2109 – 27 Muster Green South, RH16 4AL

Lucastes

Remove Conifers (T1), (T2) and (T3) a group of 5 conifers.

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

APPENDIX 1

DM/17/2130 – 15 Orchard Close, RH16 1UU
Single storey rear extension.

Heath

No objections.

Week 1

- DM/17/1430 Delta House 16 Bridge Road, RH16 1UA** **Heath**
Retention and continued use of Delta House as an office building with five separate tenants.
This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.
- DM/17/1963 23 Northlands Avenue, RH16 3RT** **Franklands**
Retrospective application to move the garden fence to the rear boundary of property along the edge of the public footpath and replace with a fence 6' 6" high, together with the change of use of land to residential curtilage.
- DM/17/1977 Linwood Butlers Green Road, RH16 4BE** **Lucastes**
Proposed extension to existing building to create a new reception area, additional working spaces, and new clinical areas and to improve facilities through refurbishment of existing parts. To replace existing windows.
- DM/17/2134 80 Queens Road, RH16 1EE** **Heath**
Proposed single storey rear extension.
- DM/17/2147 11 Lucastes Avenue, RH16 1JE** **Lucastes**
Ground floor garage conversion with first floor extension over the garage conversion
- DM/17/2148 69 Haywards Road, RH16 4HX** **Ashenground**
Retrospective application for two dormer windows to rear.
- DM/17/2160 Gamblemead, Fox Hill, RH16 4QT** **Franklands**
Reserved Matters application for the approval of the appearance, landscaping, layout and scale for a residential development of 49 dwellings. Pursuant to outline application DM/15/3448.
- DM/17/2161 91 Haywards Road, RH16 4HX** **Ashenground**
Proposed single storey extension
- DM/17/2169 52 Lucastes Lane, RH16 1LF** **Lucastes**
Two storey side extension.
- DM/17/2171 3 Alpine Cottages St Edmunds Road, RH16 4HJ** **Ashenground**
Proposed ground and first floor rear extension and associated works.
- DM/17/2183 27 Summerhill Close, RH16 1QY** **Heath**
Proposed single storey front porch extension and second storey front extension.
- DM/17/2197 The Ascension Church 110 Vale Road, RH16 4JS** **Ashenground**
Reforming of entrance ramp to gentler gradient; construction of entrance canopy.

Week 2

DM/17/1678	9 Petlands Road, RH16 4HH	Ashenground
Proposed single storey rear extension		
DM/17/1761	Flinders Coffee 101 South Road, RH16 4LR	Ashenground
Change of use of pavement to place tables and chairs with barriers and umbrellas. 8 chairs only and 4 small tables.		
DM/17/2249	Amberley Grange 74 Lewes Road, RH17 7SX	Franklands
Group of Leylandii (G1) reduce height by 10m.		
DM/17/2265	48 Sheppeys, RH16 4NZ	Ashenground
Two storey side extension.		
DM/17/2288	105 South Road, RH16 4LR	Ashenground
Proposed new shop front.		
DM/17/2290	105 South Road, RH16 4LR	Ashenground
Proposed new shop front.		
DM/17/2304	44 Haywards Road, RH16 4JB	Ashenground
Single storey side extension to provide day room WC and store. Cat slide to main side roof, build up brick walls to provide domestic storage on first floor level.		
DM/17/2341	2 Bolnore Road, RH16 4WH	Lucastes
T1 Conifers - lightly prune line of conifers overhanging rear garden of 10 Beech Hurst Close by up to 1 metre. T2 Sycamore overhanging rear garden of 10 Beech Hurst Close - Fell.		
Week 3		
DM/17/2192	Gamblemead Fox Hill, RH16 4QT	Franklands
Variation of condition for application DM/15/3448 to amend the wording of condition three to allow the occupation of 20no. dwellings prior to the vehicular access serving the development being constructed.		
DM/17/2211	Corner Of Heath Road And The Broadway	Heath
Proposed metal hanging sign.		
DM/17/2253	8 Renfields, RH16 4TG	Lucastes
To convert the garage to ancillary use for a part-time clinic for semi-permanent makeup.		
DM/17/2293	Sylvia Hair Fashions 46 Sussex Road, RH16 4EA	Ashenground
Single storey extensions to existing building in A1 use to provide treatment rooms and WC and staff facilities.		
DM/17/2321	27 Summerhill Close, RH16 1QY	Heath
Proposed single storey front porch extension and second storey front extension with a single storey side extension.		
DM/17/2324	3 Myra Mews, RH16 3SW	Bentswood
Single storey rear extension and enlargement of rear dormer.		

DM/17/2325 4 Dellney Avenue, RH16 3ND	Bentswood
Demolish existing rear extension and construct single storey extension extending beyond side elevation of main house.	
DM/17/2351 35 Wickham Close, RH16 1UH	Heath
Single storey side extension, garage converted to a habitable room and internal remodelling.	
DM/17/2356 Land Northeast Of Sunte House Birchen Lane	Heath
Variation of condition no. 4 of application DM/15/2091 to reposition the protective fencing to increase the available space on site and small changes to landscaping with the agreement of the neighbour No. 19 Birchen Lane.	
DM/17/2370 Steeple Cottage Butlers Green Road, RH16 4BD	Lucastes
Eight replacement windows, one pair of replacement external doors, one replacement external door, replacement staircase, removal of part of existing load bearing wall, new internal wall to be built to house kitchen equipment, five replacement internal doors, position of boiler to be moved to loft , with new external flue projecting by a small amount, from rear facing roof slope of house.	
DM/17/2378 109 Bentswood Road, RH16 3PP	Bentswood
Demolition of existing conservatory and erection of ground floor rear extension.	
DM/17/2379 109 Bentswood Road, RH16 3PP	Bentswood
Proposed loft conversion incorporating hip-to-gable and full width rear dormer window. 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/17/2381 J Sainsbury Plc Bannister Way, RH16 1DG	Heath
Proposed 1 no. amended illuminated totem, 3 no. amended non-illuminated pedestrian totems, 1 no. illuminated fascia signs, 6 no. non-illuminated new, amended or relocated, welcome wall signs.	
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.	