



HAYWARDS HEATH TOWN COUNCIL

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7th February, 2019

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, 11th February 2019 at 7:30pm** in Meeting Room 1 (1st Floor), The Town Hall, 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 Monday, 21st January 2019.
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.
Appeal Lodged: **Linden House, Birch Avenue (DM/18/2093 refers);**
Licensing Applications: **None.**
6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. 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, A McPherson, H Mundin.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 21 January 2019

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 Mrs R de Mierre
Councillor M B W Jeffers

114. Apologies

The following apologies were received:

| Member | Reason for Absence |
|--------------------|--------------------|
| Cllr Mrs C Cheney | Holiday |
| Cllr C N Laband | Holiday |
| Cllr A C McPherson | Work commitment |

115. Minutes

The Minutes of the meeting held on Wednesday, 2 January 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

116. Substitutes

Councillor Mrs de Mierre substituted for Councillor Mrs Cheney. Councillor Jeffers substituted for Councillor McPherson. With Councillor Pulfer acting as Chairman in the absence of Councillor Laband, Members were asked to nominate and agree a Vice Chairman. It was **AGREED** unanimously that Councillor Clarke be Vice Chairman.

117. 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.

117. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

| Member | Application No. | Location | Nature of Interest |
|--|-----------------|--|--|
| Cllr R J R Clarke Cllr Mrs R de Mierre Cllr H A Mundin | DM/18/4841 | Red Cross Hall, 29 Paddockhall Road | Are Members of Mid Sussex District Council, which owns the application site |
| Cllr H A Mundin | DM/18/4990 | Child and Adolescent Mental Health Services, Chalkhill, Princess Royal Hospital, Lewes Road | Is an employee of the Brighton and Sussex University Hospitals NHS Trust, which owns the site where the unit is located |
| Cllr M J Pulfer | DM/18/4992 | 6 Burma Close | Is the applicant <i>Cllr Pulfer took no part in the consideration of this application</i> |
| Cllr R J R Clarke Cllr Mrs R de Mierre Cllr M B W Jeffers Cllr H A Mundin | DM/18/4992 | 6 Burma Close | Know the applicant, who is a Member of Haywards Heath Town Council |
| Cllr M J Pulfer | DM/18/4991 | 7 Burma Close | Lives adjacent to the application site |
| Cllr R J R Clarke | DM/18/4876 | 50 The Broadway | Is a director of Savannah Café Bar, 44-46 The Broadway, which is located next to the application site <i>Cllr Clarke took no part in the consideration of this application</i> |
| Cllr M B W Jeffers | DM/18/4994 | H/Heath Cricket Club, The Pavilion, The Heath Recreation Ground, Perrymount Road | Is a member of Haywards Heath Cricket Club |

118. Planning Appeals

There were none.

119. Licensing Applications

There were none.

120. Comments and Observations on Planning Applications

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

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

The meeting closed at 8:11pm.

APPENDIX 1

Week 1

DM/18/4841 – Red Cross Hall, 29 Paddockhall Road

Lucastes

Demolition of existing buildings and erection of no. 8 dwellings comprising of 5 x 3 bedroom houses with attached garages and a flat block of 3 x 2 bedroom flats. Includes creation of cycle store/ refuse storage building, with associated car parking, landscaping works and changes to access onto Oaklands Road.

The Town Council **supports** this application, but with the following caveats:

1. it must be a condition of any permission granted that the site provides the three social rented/intermediate two bedroom apartments as proposed in the application. The Town Council welcomes this aspect of the scheme because it would add to the accommodation available in the social rented and intermediate sectors;
2. in order to soften the impact of the development on the streetscape, the green buffer zones at each end of the site and the tree-planted frontages of the properties – as proposed in the site plans – must be incorporated into a formal landscaping scheme. This would be in the interests of visual amenity and would accord with Policy E9 of the Haywards Heath Neighbourhood Plan.

DM/18/4990 – Child and Adolescent Mental Health Services, Chalkhill, Princess Royal Hospital, Lewes Road

Franklands

Erection of a 4m high security fence around existing garden.

No comment.

DM/18/4992 – 6 Burma Close

Franklands

Two Oak (T1 and T2) – to reduce back to previous cut points, reduce crown and circumference by 3m, remove two lower branches and reduce lower branches overhanging to east side by 3m.

The Town Council **supports** this application for the reason that it represents prudent tree management.

DM/18/5057 – 55 Greenways

Bentswood

Proposed two storey side extension, single storey front extension with conversion of garage to form office.

No comment.

DM/18/5060 – 15 Oathall Road

Heath

Demolition of existing garage/home office building with replacement two storey side extension. First floor rear extension to existing balcony of master bedroom. Proposed photovoltaic solar panels to south facing pitch roof of existing swimming pool annexe.

No comment.

DM/18/5066 – Dilkusha Wood Ride

Ashenground

Remove existing conservatory and replace with new two storey side extension with Juliet balcony to south elevation. New porch. Raised grass area to front. Internal alterations. New larger garden shed.

No comment.

DM/18/5076 – 85 Harlands Road

Lucastes

Demolition of existing timber garden room and erection of a new single/two storey extension to rear.
Erection of new first floor dormer to side.

No comment.

DM/18/5116 – 19 Gordon Road

Heath

Retrospective planning application for single storey ground floor rear extension and raised decking platform to rear garden.

No comment.

DM/18/5139 – 15 Redwood Drive

Ashenground

Oak Tree (T1) – reduce height by 2.5m and overall crown by 1.5m. Ash Tree (T2) – reduce height by 2m and overall crown by 1m.

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

Week 2

DM/18/4991 – 7 Burma Close

Franklands

Line of two Oak (T1 and T2) and one Ash (T3) – to reduce back to previous cut points and reduce crown and circumference by 3m. Remove two large lower branches (one from each oak) overhanging lawn and raise crown to 3m for each tree.

The Town Council **supports** this application for the reason that it represents prudent tree management.

DM/18/5095 – Flat 3, 9 Boltro Road

Heath

Removal of structurally unsafe first floor bay window and replacement windows. (Revised plans received 07/01/2019).

No comment.

DM/18/5096 – 42 Sydney Road

Heath

Single storey rear extension and associated landscaping to alter existing retaining wall to rear garden.

No comment

DM/18/5122 – 12 Barry Drive

Franklands

Single storey rear extension.

No comment.

DM/19/0002 – 83 Penland Road

Heath

Construction of single storey rear extension and two storey side extension with part garage conversion. New front entrance together with associated internal and external alterations.

No comment.

DM/19/0010 – 135 Western Road

Bentswood

Erection of a single storey rear extension extending beyond the rear wall of the original house by 5.85m, to a maximum height of 3.57m and the height of the eaves to 2.728m.

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

because of the topography of the site, the applicant's property occupies an elevated position above the property to which it is attached, i.e. no. 137 Western Road. The difference in levels would exacerbate the adverse impact of the proposed extension, which is of significant size and would give rise to an overbearing and unneighbourly form of development. This would be detrimental to the amenities of the residents of no. 137 Western Road by virtue of loss of natural light inside the rear rooms of their house and overshadowing of the garden area closest to the house. This would be contrary to elements of Policy H9 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

DM/19/0022 – 36 Lucastes Avenue

Lucastes

(T1) Beech Tree – reduce by 1–1.5 metres all over and back to old points.

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

DM/19/0070 – 5 Lucastes Avenue

Lucastes

T1 – row of conifers reduced in height by 2m/previous points, T2 Conifer – remove, T3 Conifer – remove, T4 Ash – remove.

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

Week 3

DM/18/4063 – 110 Franklynn Road

Ashenground

Demolition of existing garage and construction of two storey side and part two storey rear and part single storey rear extensions, together with loft conversion with dormer and gable additions. (Revised drawings received 27/11/2018 and 10/01/2019).

The Town Council notes the submission of revised drawings (received by Mid Sussex District Council on 10/01/2019) and has no comment to make.

DM/18/4876 – 50 The Broadway

Heath

Change of use of existing paved front forecourt area to use as outside seating. Construction of an external terrace and dwarf wall.

The Town Council **supports** this application because the proposal would 'tidy up' the forecourt area and would go some way towards bringing it into line with the existing forecourt areas of business premises on either side. However, the Town Council's support is subject to the following conditions:

1. the attractive and well-established tree that is situated on the western edge of the forecourt must be retained, and no account shall any of the proposed works – particularly the new dwarf wall – be detrimental to the health and longevity of the tree;
2. the external terrace and outside seating shall only be used by customers of the business and only during opening hours, and in order to protect the amenities of residents living nearby – notably against noise and disturbance – the entire forecourt area shall be cleared by 11:00pm at the latest.

DM/18/4994 – Haywards Heath Cricket Club, The Pavilion, The Heath Recreation Ground, Perrymount Road **Heath**

Demolition of timber shed at north-west corner of playing field and replacement with a permanent and secure equipment store.

No comment.

DM/19/0049 – 73 Eastern Road **Bentswood**

Proposed outbuilding to use for storage, a children's play room, and an entertainment area for hosting larger numbers. 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/19/0055 – WHSmith, 65 South Road **Ashenground**

Proposed 1 no. internally illuminated fascia sign and 2 no. internally illuminated projecting signs.

No comment.

DM/19/0113 – Bus Shelter adjacent to Waitrose, 6 Clair Road, Perrymount Road **Heath**

Upgrade of existing paper advertising panels to digital advertising panels forming integral part of bus shelter.

No comment.

DM/19/0118 – Bus Shelter 4806 0026 Adjacent 2 to 6 The Broadway **Heath**

Upgrade of existing paper advertising panels to digital advertising panels forming integral part of the bus shelter.

No comment.

DM/19/0130 – Trees along land adjacent to Knight Close **Lucastes**

T635 Horse Chestnut – fell to just above ground level, T637 Lime – fell to just above ground level, T639 Horse Chestnut – to fell to just above ground level, T640 Ash – to section fell leaving stem at 4 metres high, T643 Oak – to section fell to just above ground level.

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

DM/19/0133 – 20 Lucastes Road **Lucastes**

T1 Ash – remove.

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

DM/18/3626 – 98 Turners Mill Road **Heath**

Two storey extension to rear of property. Single storey garage extension with new porch to front elevation. New dormer within catslide roof to front elevation. Amended plans received 03.01.2019.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 03/01/2019) and has no comment to make.

NOTIFICATION OF APPEALS LODGED WITH THE PLANNING INSPECTORATE –

| Date Lodged | References | Site | Description | Committee/ Delegated Decision | Procedure |
|--------------------|---|--|--|--------------------------------------|---------------------------|
| 29/01/2019 | AP/19/0003 APP/D3830/W/19/3220010 (DM/18/2093 refers) | Linden House Birch Avenue HAYWARDS HEATH | Erection of detached 2 storey, 5-bed house with juliette balcony to front first floor elevation, 1 dormer window to rear first floor elevation, attached double garage and new access on to Birch Avenue. Proposed 1.8m high closed panel fencing to rear. (Amended plans received 28 th August and 4 th September 2018.) | (MSDC) Planning Committee B | Written Representation |

NOTIFICATION OF APPEAL DECIDED WITH THE PLANNING INSPECTORATE

| Date Decided | References | Site | Description | Committee/ Delegated Decision | Appeal Decision | Procedure |
|---------------------|-------------------|-------------|--------------------|--------------------------------------|------------------------|------------------|
| | | | | | | |

Week 1**DM/19/0184 - 59 Pasture Hill Road****Lucastes**

Proposed single storey rear and two storey side extensions, incorporating annexe accommodation.

DM/19/0219 - 70 Wood Ride**Ashenground**

Proposed removal of attached garage and construction of single/two storey rear/side extension.

DM/19/0263 - 46 Western Road**Bentswood**

Demolition of existing rear timber structure and erection of new single storey rear extension with internal alterations.

Week 2**DM/19/0206 - Braydells Hurstwood Lane****Franklands**

Erection of four detached dwellings and detached garages; with modifications to the existing vehicular access.

DM/19/0278 - 78 Turners Mill Road**Heath**

Oak Tree (T5) - Crown Lift to 6 meters and thin major limb to south by up to 20%.

DM/19/0291 - 27 Lucastes Road**Lucastes**

Proposed two storey extension to side and front and single storey extension to side.

DM/19/0300 - 3 Amberley Close**Lucastes**

Oak - Reduce branch closest to house back to fork. Remove lowest drooping branch adjacent to driveway. Reduce lowest branch over neighbour's property back to fork. Remove lowest branches close to road. Remove epicormics growth.

DM/19/0304 - Land R/O 83 Bentswood Road**Benstwood**

Proposed Lawful Development Certificate for the re-start of building work which commenced in February 2016, to complete detached dwellinghouse for occupation. 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/19/0332 - 25 Lucastes Road**Lucastes**

Beech Tree - reduce crown by up to 1.5m. Cherry Tree - thin by 20%.

DM/19/0341 - 27 Franklynn Road**Bentswood**

Proposed loft conversion incorporating rear dormer and roof light to the front facade. 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.

Week 3

| | |
|--|-------------------------|
| DM/19/0260 – Tavistock and Summerhill School, Summerhill Lane | Lindfield Parish |
| Proposed erection of 38 residential dwellings comprising 4 houses and 34 flats with associated internal access, surface-level car parking, landscaping with other infrastructure. | |
| DM/19/0284 - 38 Gordon Road | Heath |
| Proposed two storey side extension, single storey rear extension, loft conversion, demolition of existing porch and new canopy to replace. The side fence to be replaced by a 2.11m(7 ft) high fence. | |
| DM/19/0298 - 30 Bridge Road | Heath |
| Change of use from Class B1 to Class B8 (Storage & Distribution) with Ancillary Trade Counter. | |
| DM/19/0346 - Rookery View Rocky Lane | Franklands |
| To vary the S106 agreement Mortgagee in Possession clause. | |
| DM/19/0377 - 78 Franklynn Road | Ashenground |
| Ground floor WC extension and new porch to side elevation. | |
| DM/19/0383 - Grosvenor Hall Bolnore Road | Lucastes |
| Oak (T2) reduce crown by 2.5-3m. Ash (T3) fell. Oak (T5) remove lowest limb growing towards new building. Oak (T14) cut back by 2m growth towards new building. | |
| DM/19/0388 - 15 Wickham Close | Heath |
| Demolition of existing ground floor conservatory at rear and erection of single storey extension. Extensions to front of property at first floor level over existing porch and garage. Removal of existing chimney stack and internal alterations. | |
| DM/19/0390 - 12 Ashurst Place | Heath |
| Replacement of (X6) double glazed windows. | |
| DM/19/0397 - 7 Farlington Avenue | Bentswood |
| Proposed two storey rear extension and alterations and formation of new front dormer window and front porch. | |
| DM/19/0480 - 5 Lucastes Avenue | Lucastes |
| (T1) Multi Stemmed Alder Tree - Fell | |