



HAYWARDS HEATH TOWN COUNCIL

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25th May, 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 **Tuesday, 30th May 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 Monday, 8th 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: **LI/17/0811 – It's Magic, The Broadway**
New Premises Licence

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To consider MSDC proposal for the release of Section 106 monies to fund the renovation of the skate park in Victoria Park.
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 Monday, 8 May 2017

M J Pulfer (*Chairman*)
C N Laband (*Vice Chairman*) **
R J R Clarke
Mrs S M Ellis
A C McPherson
H A MUNDIN
L S Wickremaratchi

* Absent
** Apologies

Also present: Councillor Mrs C Cheney
Councillor S R Hillier
Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/17/1615 – 23 and 25 Bolnore Road:

Mr Peter Tanner, Planning Director for Renaissance Retirement (the applicants/developers), who had registered to speak in order to make a short presentation and give an overview of the application.

The Chairman extended a warm welcome to Councillor Mrs Clare Cheney, who was attending her first Committee meeting since becoming one of the newly elected Members for Bentswood Ward following the by-election held on Thursday, 4 May 2017.

145. Apologies

The following apology was received:

Member	Reason for Absence
Cllr C N Laband	Holiday

146. Minutes

Members had before them the minutes of the meeting held on Tuesday, 18 April 2017. Councillor Hillier drew their attention to an omission from the comments and observations recorded for application number DM/17/0331 – Gamblemead, Fox Hill. He recalled that he had raised the issue of the poor state of the Public Right of Way where it continued on from the south-west corner of the site and beyond. He had requested that a proportion of developer Section 106 contributions be allocated towards making improvements to this section of footpath, which had a tendency to become boggy and therefore difficult to negotiate.

cont.

146. Minutes (cont.)

The Responsible Financial Officer stated that this oversight could be rectified by submitting an additional comment to Mid Sussex District Council's (MSDC's) Planning Department so that it could be recorded on the Online Register. Members **AGREED** to this course of action and accordingly, the minutes were taken as read, confirmed as a true record and duly signed by the Chairman.

147. Substitutes

Councillor Hillier substituted for Councillor Laband. In the absence of a Vice Chairman for the meeting, Councillor Clarke proposed that Councillor Mrs Ellis act as substitute. This proposal was seconded by Councillor Hillier and Members then **AGREED** unanimously that Councillor Mrs Ellis be Vice Chairman.

148. 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."

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr A C McPherson	DM/17/0857	The Barn, Parkfield Way	Chair of the Bolnore Village Community Partnership. <i>Councillor McPherson left the Council Chamber whilst this application was being considered and, therefore, played no part in the resulting decision</i>

149. Planning Appeals

There were none.

150. 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/17/0612 Age UK West Sussex	Premises	Age UK Centre, Lamb House, 2 Kleinwort Close	New premises licence

151. Comments and Observations on Planning Applications

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

152. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:43pm.

APPENDIX 1

Week 1

DM/17/0825 – 46 Gordon Road, RH16 1EJ

Heath

Proposed two storey side and rear extension, loft conversion consisting of dormer window and 1 no. roof light to rear roof slope and 2 no. roof lights to front roof slope. Single storey extension to rear. (Amended Plans received 12.04.17.)

The Town Council notes the receipt of amended plans (12.04.2017) and reiterates its comment of **no objections**.

DM/17/0859 – 9 Boltro Road, RH16 1BP

Heath

Change of use from fast food takeaway (A5) to two residential dwellings, one at ground floor and one at first/second floor with extension and alterations. Description corrected 18.04.2017 to read – creation of one flat at ground floor level and one at ground/first floor and to include proposed first floor extension to rear and proposed extension to rear roof slope to enlarge existing bedroom.

The Town Council notes the corrected description (18.04.2017) and reiterates the following comments and observations:

'No objections on condition that:

- the proposed refuse bin storage facility is completed and is operational prior to the first occupier(s) moving into the dwellings;
- use of the bin storage facility is made mandatory and residents are not permitted to leave their bins outside on the narrow pavement in Boltro Road.

These conditions would accord with Policy B3 of the Mid Sussex Local Plan (2004) in that they would safeguard the amenities of nearby residents in terms of noise and disturbance (i.e. the constant use and movement of bins), and outlook (i.e. no one wants to look out on to a street scene that is cluttered with bins).

Members feel that this proposal would make a useful contribution towards the supply of smaller units of accommodation in the town, and they hope that it would provide a much-needed 'facelift' to what is a rather run-down looking property.'

DM/17/1288 – 58 Wealden Way, RH16 4DD

Lucastes

Conversion of existing garage into habitable room. Removal of existing enclosed porch and erection of a new single storey front and side extension.

No objections.

DM/17/1587 – 12 Bluebell Close, RH16 3HR

Bentswood

Removal of existing canopy and connecting cupboard to front elevation. Erection of porch to replace canopy and cupboard.

No objections.

APPENDIX 1

DM/17/1596 – Willows, Culross Avenue, RH16 1JF

Lucastes

Proposed construction of single storey and two storey side and front extensions.

The Town Council notes that this application represents a revised proposal to that approved under application number DM/16/3850 and has **no objections**.

DM/17/1613 – 22 Allen Road, RH16 3PT

Bentswood

T1: Oak – Reduce top right and top left over extending leaders by up to 2m. Thin crown by 20%.

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

DM/17/1659 – 1 Chapman Way, RH16 4UL

Franklands

T11 Beech – Reduce height by 2.5m and lateral branches by 1m. T49 Silver Birch – Fell. T53 Oak – Crown Lift to 4.5m. T21 Sweet Chestnut – Reduce east facing branches by 1.5m.

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

Week 2

DM/17/0857 – The Barn Parkfield Way, RH16 4QS

Lucastes

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 the 13th April 2017 including transport and general planning matters.)

The Town Council acknowledges the receipt of additional information (on 13 April 2017) pertaining to this application but is of the opinion that this does nothing to alter the comments and observations expressed the first time round. These are as follows:

'Whilst the Town Council is of the opinion that The Barn, now that it has been allowed to remain, should be put to some form of appropriate economic use which is sensitive to its residential surroundings, it **objects** to this application for a change of use to children's day nursery (use class D1). The reasons for this are as follows:

- the proposed use of The Barn as a day nursery with outdoor play facilities, accommodating up to 83 children, would result in noise and disturbance that would be incompatible with this residential area and would be detrimental to the amenities of those living nearby;
- by virtue of the fact that parents/carers would be dropping off children at the start of the day and picking them up at the end, using a car park with only 15 spaces, the proposal would generate a volume of traffic and activity which would be prejudicial to the environment and present character of the locality and detrimental to the amenities and quiet enjoyment of residential properties nearby;
- the Town Council is unconvinced that the capacity of the detached car park (15 spaces), situated just to the north-east of the main application site, would be sufficient to cater for parents dropping off/picking up children. Insufficient parking facilities would have the knock-on effect of attracting standing vehicles/ on-street parking in Parkfield Way, Pondsides, etc., which would interrupt the flow of traffic and lead to congestion at a busy, key access point serving the Bolnore Village development. This would be particularly evident during the morning drop-off, which would coincide with the rush hour.

cont.

APPENDIX 1

DM/17/0857 – The Barn Parkfield Way, RH16 4QS (cont.)

Lucastes

In the (unwelcome) event that permission were to be granted, the Town Council requests that the following conditions, as recommended by Mid Sussex District Council's (MSDC's) Environmental Health Officer, be imposed in order to safeguard the amenity of neighbouring residents:

- **Noise Management:** The use approved shall not be carried on until measures to protect neighbouring properties from noise caused by nursery activities have been implemented in accordance with a scheme which has first been submitted to and approved by MSDC;
- **Soundproofing:** The use approved shall not be carried on until evidence is provided that the perimeter of the outdoor play area is fenced/enclosed in such a manner as to minimise transmission to neighbouring properties of noise caused by the use of the nursery. Such evidence shall be first submitted to and approved by MSDC;
- No more than 83 children shall be permitted on site at any one time;
- **Use of Play Area:** Children shall use the garden area only between 09:00 and 17:00 hours Monday to Friday, excluding Bank/Public Holidays. Use shall be limited to two hours before midday and two hours after midday on any given day;
- Opening times shall be restricted to 07:30 to 18:30 hours Monday to Friday, excluding Bank/Public Holidays;
- No commercial deliveries or collections in connection with the nursery outside of the following hours: Monday to Friday 07:30 to 18:30 hours.'

DM/17/0903 – 4 Old Wickham Lane, RH16 1UP

Heath

Proposed rear and side single storey extensions with associated alterations.

No objections.

DM/17/1057 – Old Granary, Bridgers Mill, RH16 1TF

Heath

Proposed single storey extension to existing house.

No objections.

DM/17/1483 – Oak Tree House, 9 Summerhill Lane, RH16 1RL

Heath

Proposed 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/17/1485 – Oak Tree House, 9 Summerhill Lane, RH16 1RL

Heath

Front dormer. Rear and side ground floor extension, and internal refurbishment.

No objections.

APPENDIX 1

DM/17/1697 – 11 Boltro Road, RH16 1BP

Heath

Revised proposal for demolition of existing building used as mixed B1 offices and residential use to wholly residential use to form four 2 bed flats. Erection of side and rear extensions. Alterations to front elevation. Proposed floor plans, elevations and other details to remain as approved under planning permission reference DM/16/4300.

The Town Council understands that this latest application is seeking consent for what has already been approved under application number DM/16/4300, but now incorporates the DEMOLITION of the existing building into the description of the works to be undertaken. Whilst Members have **no objections** to the proposals – which is consistent with the comment made under application number DM/16/4300 – it is requested that any permission granted be made conditional on the implementation of:

- a. measures, e.g. dampening, to protect existing neighbouring properties and local residents from dust during the demolition/construction phase;
- b. a traffic management scheme (TMS) designed to optimize the flow of traffic up and down Boltro Road in what are likely to be challenging circumstances. Boltro Road is relatively narrow, busy because of its proximity to the train station, and on-street parking is allowed along the entire length of its eastern side, i.e. on the same side as the application site. What is more, some parking spaces will inevitably be lost whilst development is taking place. All these factors will have to be carefully considered for any TMS to be effective.

Given that the existing building falls within an Area of Townscape Character, the Town Council would expect its redevelopment to comply with Policies E9 and E10 of the Haywards Heath Neighbourhood Plan.

DM/17/1702 – 49 America Lane, RH16 3PZ

Bentswood

Insertion of 1 no. pitched roof dormer and 1 no. roof light on the front elevation and side windows as part of loft conversion works together with associated internal alterations.

No objections.

DM/17/1716 – 49 America Lane, RH16 3PZ

Bentswood

Existing residential dwelling with permitted development rights allowing for alterations under Class B. The additional roof volume does not exceed 50 cubic metres and the materials will be similar in style or match existing. 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.

Week 3

DM/16/5283 – 33 Allen Road, RH16 3PU

Bentswood

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.

APPENDIX 1

DM/17/1554 – 57 Lincoln Wood, RH16 1LH

Lucastes

Two storey rear extension.

The Town Council notes that this application represents an amendment to the proposal approved previously under application number 14/02159/FUL and has **no objections**.

DM/17/1574 – Lloyds Pharmacy, 32 Middle Village, RH16 4GH

Lucastes

Change of use to Sui Generis/Tattoo studio.

No objections.

DM/17/1615 – 23-25 Bolnore Road, RH16 4AB

Lucastes

Demolition of dwelling at No. 25 and garage at No. 23 Bolnore Road and redevelopment to form 16 shelters dwellings, including communal facilities, access, car parking and landscaping.

After due consideration and discussion, Members of the Town Council's Planning Committee have **no objections** to this application for the redevelopment of numbers 23 and 25 Bolnore Road. The consensus is that the proposal has been well designed, is of a high specification and seeks to make a positive contribution to the character and street scene that exists in Bolnore Road. The development should appeal to the more able-bodied and active elderly members of the community who are looking to downsize to a residence that will give them the flexibility and security to make lifestyle changes should the need arise. Furthermore, the barn-style carport is an appealing feature as it may well provide an attractive and protective habitat for nesting wildlife such as bats and birds. Members request that from the outset, the carport is future-proofed by installing electric/hybrid car charging points (not to be confused with the mobility scooter facility).

Members understand that a Construction Management Plan (CMP) has been submitted with the application and this is to be welcomed at this early stage in proceedings. Long-standing residents of Bolnore Road, Beech Hurst Close and Wealden Way have had to endure disruption and inconvenience whilst a number of developments have been built in their locality and so one of the main objectives of this CMP must be the protection – as far as is possible – of resident amenity and property. Members have identified the following matters which they feel should be addressed by the CMP:

- in the spirit of neighbourliness and to demonstrate best practice, the developers must consult with local residents and notify them in advance of the key stages of the development, e.g. the demolition of the existing house at number 25 Bolnore Road; it is essential that lines of communication between the developers and residents are kept open;
- the developers should be required to fund pre-commencement (of works) and post-completion surveys of the condition of Bolnore Road and should be obligated to rectify any defects that are attributable to construction traffic; regardless of this, a proportion of developer contributions should be allocated towards the reconstruction/resurfacing of the entire length of the road;
- adequate provision must be made on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles; Members are also led to believe that if this is unachievable, the developers would introduce a 'park and ride' scheme for contractors that would make use of one of the public car parks nearby;
- during the demolition phase in particular, measures must be implemented to protect existing neighbouring properties and local residents from dust;

cont.

APPENDIX 1

DM/17/1615 – 23-25 Bolnore Road, RH16 4AB (cont.)

Lucastes

- wheel washing measures of the highest standard must be implemented to ensure that all roads in the vicinity are kept 'surgically' clean.

Because the development does not include an affordable housing element, Members are informed that there will be a commuted financial contribution from the developers of approximately £150,000. This would seem to be rather on the low side and so the Town Council will seek an assurance from Mid Sussex District Council that this sum is indeed correct.

DM/17/1685 – 30 Quarry Hill, RH16 1NQ

Lucastes

Proposed single storey rear extension.

No objections.

DM/17/1688 – 44 Gordon Road, RH16 1EJ

Heath

New pitched roof over existing rear/side extension.

No objections.

DM/17/1709 – Land South of Sunte House, Gander Green, West Sussex

Heath

Variation of Condition 2 of AP/16/0021 to amend the condition to read "The development hereby permitted shall be carried out in accordance with the following approved plans: AB Planning and Development drawings 100-01B, 500-01, 600-01A, 700-01 and PRC Architecture Drawings PL100D, PL101B(4), PL101B(7), PL102A, PL103A, PL104A, PL105A, PL107, PL108."

The Town Council understands that a variation of Condition No. 2 is being sought in order to rectify a number of errors concerning the drawings associated with the permission granted for this site. On this basis, there are **no objections**.

DM/17/1746 – Avondale House, 63 Sydney Road, RH16 1QD

Heath

Proposed change of use of office rooms from B1 to D1 Physiotherapy use.

No objections.

DM/17/1756 – Land to the side of Thurlestone, Rocky Lane, RH16 4RN

Ashenground

Proposed 2 no. 2.5 storey, 4 bedroom semi-detached dwellings including associated car parking via existing access.

The Town Council **objects** to this 'follow on' application to a withdrawn application (DM/16/4960) for a three –storey development on this site. The reasons for this are as follows:

- it constitutes 'garden grab' and would result in an overdevelopment of the site, leaving the three properties (i.e. the existing + two new-build) with very narrow and tapering rear gardens;
- the proposed design of the houses, and their two-and-a-half storey height, would give rise to an overbearing form of development and would be out of keeping with the character of neighbouring properties;

cont.

APPENDIX 1

DM/17/1756 – Land to the side of Thurlestone, Rocky Lane, RH16 4RN (cont.) Ashenground

- the proposed formation and use of an additional access – to serve the existing property known as Thurlestone – to what is now a very busy stretch of the Haywards Heath relief road would add to the hazards faced by highway users at this point and would be detrimental to highway safety. This would be exacerbated by the potential expansion of the roundabout immediately to the east of Thurlestone and the application site. The Town Council requests that a proper ('site visited') traffic survey – as opposed to a desktop study – is carried out by West Sussex County Council (WSSCC) Highways;
- this particular locality, i.e. the section of highway outside of Thurlestone, has a history of flooding and drainage issues. Whilst it is understood that WSSCC Highways have cleared the drains and carried out works to improve the drainage situation, the provision of paving (albeit permeable) for on-site parking for the development would take away the 'natural' soakaway of the garden area and could still make matters worse;
- the position of the site in relation to Holmbush Close to the west would result in the proposed dwellings overlooking properties in Holmbush Close, particularly numbers 6 and 7, which would be detrimental to the amenities of residents living there;
- the proposal fails to accord with Policies E13 and H8 of the Haywards Heath Neighbourhood Plan.

Given that the site has already been cleared in anticipation of development, Members would like to know whether there were any trees within the garden that were protected by Tree Preservation Order(s).

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

Detached garage to front garden.

Heath

No objections.

DM/17/1862 – Hillis Wood House, 22 Lucastes Road, RH16 1JL

T1 Cedar – reduce crown by 1.5 metres.

Lucastes

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

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEKS COMMENCING 1, 8 & 15 MAY 2017**

Should you require further details on any application please contact us
Licensing@midsussex.gov.uk

NEW/VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of variation required/ Nature of Application	Latest date for representations to be made. Within 28 consecutive days (Not Personal Licenses) Starting day after application received
LI/17/0811	19.05.2017	Premises	It's Magic	The Broadway HAYWARDS HEATH	No	New Premises Licence	16.06.2017

MINOR VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Nature of variation required	Latest date for representations to be made. Within 10 working days (Not Personal Licenses) Starting day after application received

Item 6

Week 1

- DM/17/1440** **Wickham Farm Annexe, Old Wickham Lane, RH16 1UL** **Heath**
Proposed storage outbuilding.
- DM/17/1776** **Avondale House, 63 Sydney Road, RH16 1QD** **Heath**
Ground floor extension on the front elevation.
- 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.
- 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).
- DM/17/1912** **25 Blunts Wood Road, RH16 1ND** **Lucastes**
Erection of single storey conservatory at rear of house.

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.
- DM/17/1295** **33 Oathall Road, RH16 3EG** **Heath**
Proposed traditional Sussex oak framed detached single garage, materials in keeping with house style.
- 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.
- DM/17/1839** **38 Farlington Avenue, RH16 3EY** **Bentswood**

Item 6

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

- 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.
- DM/17/1962** **Copse End 9 Portsmouth Lane, RH16 1RU** **Heath**
Two storey side extension, first floor side extension, garage.
- DM/17/1965** **74 Sydney Road, RH16 1QA** **Heath**
Single and double storey rear extensions.
- 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.
- DM/17/1991** **151 Western Road, RH16 3LH** **Bentswood**
Variation of Condition 28 relating to planning application DM/15/3636 to amend plans.
- DM/17/2021** **40 Gander Hill, RH16 1QX** **Heath**
Proposed extension over existing garage to form additional bedroom and ensuite.
- 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%.
- 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.
- DM/17/2033** **33 Dellney Avenue, RH16 3LX** **Bentswood**
Rear single storey flat roof extension

Week 3

Item 6**DM/17/1801 40 Summerhill Close RH16 1QZ****Heath**

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

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.

DM/17/2035 6The 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.

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.

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

DM/17/2109 27 Muster Green South RH16 4AL**Lancaster**

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

DM/17/2130 15 Orchard Close RH16 1UU**Heath**

Single storey rear extension.

Committee Meeting: Planning

Report of: Town Clerk

Date: 30th May 2017

Subject: Section 106 Formal Sport Monies – Victoria Park Skate Park

Purpose of Report

- 1) The purpose of this report is for Members to consider a third-party consultation.

Summary:

- 2) Mid Sussex District Council normally consults Town and Parish Councils on Facility Grant applications and Section 106 (s106) releases as a matter of course. The following report outlines MSDC's plans to release £124,656.99 of Formal Sport s106 monies for the re-development of Victoria Park Skate Park.

Recommendations;

Members are recommended to;

- a) **Members views are sought on the release of £124,655.99 s106 monies for the re-development of Victoria Park Skate Park.**

Background

- 3) In this instance MSDC officers have not formally asked if HHTC would consider the release of monies and the matter was picked up by the Town Clerk on reading the MSDC Cabinet Grants Panel papers. The matter will be heard on the 5th June 2017 and as the papers for the meeting have been dispatched the Town Council can only ask if the Planning Committee's comments can be verbally noted. *As the report has been published is attached for reference.*
- 4) The Clerk and HHTC Ward Members were aware that plans were being progressed towards a consultation on the re-development of the Skate Park, but were not aware of the pending earmarking of monies. However, a full consultation with users and partners on a scheme will take place during the 'design' phase.
- 5) It is stated in the report that the Skate Park is now reaching the end of its serviceable life. There are no plans for a scheme for the Skate Park to be considered by MSDC Cabinet Grants so it seems that the allocation of monies is a projected cost set against projects of a similar nature across Mid Sussex
- 6) The s106 contributions being suggested for use are from across the Town, which is appropriate as the Skate Park is a Town wide facility, are as follows;
 - Land at Ditton Place, Staplefield P35/577 £587.00
 - Land known as Wilmington Way, Haywards Heath P35/641 £18,312.70
 - Land at Former Magistrates' Court Site, Haywards Heath P35/338 £4,145.50
 - Commonwealth House, Heath Road, Haywards Heath P35/339 £6,069.00
 - Land South Side of Rocky Lane, Haywards Heath P35/768 £56,954.79

- Land at Beacon Heights, 4 Church Road, Haywards Heath PL12-001035 £22,719.00
- 151 Western Road, Haywards Heath PL13- 001178 £15,868.00

Total: £124,656.99

Financial Implications

- 7) None directly to HHTC. As per a section s106 database sent to the Town Council on the 15th May 2017 if the £124,656.99 identified for Victoria Park Skate Park is agreed, MSDC will be holding £78,035.74 for Formal Sport in Haywards Heath.

Town Clerk

RELEASE OF SECTION 106 CONTRIBUTIONS TO FUND REPLACEMENT OF VICTORIA PARK SKATE PARK

Report of: Lance Kester, Surveyor and Team Leader, Corporate Estates & Facilities
Contact Officer: Nicole Batten-Evatt, Landscape Officer
Email: nicole.batten-evatt@midsussex.gov.uk
Tel: 01444 477485
Wards affected: Haywards Heath Ashenground
Key decision: No
Report to: Cabinet Grants Panel, 5 June 2017
Report date: 9 May 2017

Purpose of Report

Approval is sought for the release of Section 106 contributions to fund the installation of new skate ramps at the Victoria Park skate park in Haywards Heath.

Recommendation

It is recommended that:

£124,655.99 be released from Formal Sport contributions in order to fund this project.

1.0 Background

1.1 The existing skate park in Victoria Park is a hugely popular facility, but is now reaching the end of its serviceable life. In recent years the skate park has required an increasing amount of maintenance. The situation is such that some jumps may soon need to be closed because the cost of repairs is prohibitive.

2.0 Proposal

2.1 It is proposed to replace the existing timber skate park structures with a new facility which will require less maintenance in future. Informal feedback from skate park users indicates that a new facility would be very well received.

2.2 Due to the specialist nature of the design and installation of skate parks, submissions will be sought from a number of skate park companies for both design and construction.

2.3 MSDC officers and the appointed contractor will work closely with skate park users during the initial consultation and design stages of the project, to ensure that the new skate park will meet users' expectations as fully as possible. It is also intended to better integrate the new skate park into the wider landscape of Victoria Park, to lessen its visual impact and help reduce anti-social behaviour.

2.4 The project will be managed in-house by officers from Corporate Estates & Facilities.

3.0 Consultation

- 3.1 Effective consultation is essential to ensure that the new park meets the expectations of its users, and to help reduce anti-social behaviour.
- 3.2 Prior to and during the design stage we will consult with users of the skate park, to determine their expectations for the new park and its features. A key opportunity for consultation will be the skate event which the Performance & Partnerships team are holding in Victoria Park this September.
- 3.3 We will also seek the views of other stakeholders including ward members, Haywards Heath Town Council, Sussex Police, the proprietor of Tory's Café in Victoria Park and other park users.

4.0 Value for money assessment

- 4.1 The project budget of £124,656 is based on costs for similar facilities. The contract sum for design and construction will be agreed following a competitive tendering process in line with the Council's Procurement Guide. Tenders will be assessed on the basis of price and quality.

5.0 Financial implications

- 5.1 It is intended to fund this project using Formal Sport contributions from the following Section 106 agreements:

Site	S106 Ref	Amount available
Land at Ditton Place, Staplefield	P35/577	587.00
Land known as Wilmington Way, Haywards Heath	P35/641	18,312.70
Land at Former Magistrates' Court Site, Haywards Heath	P35/338	4,145.50
Commonwealth House, Heath Road, Haywards Heath	P35/339	6,069.00
Land South Side of Rocky Lane, Haywards Heath	P35/768	56,954.79
Land at Beacon Heights, 4 Church Road, Haywards Heath	PL12-001035	22,719.00
151 Western Road, Haywards Heath	PL13-001178	15,868.00
	Total:	£124,656.99

- 5.2 The design of the replacement skate park will be influenced by consultation with users and other stakeholders, and therefore the exact contract sum cannot be determined at this stage. However, it is important to secure funding now, so that consultation and design can proceed based on a realistic cost estimate.

6.0 Legal implications

- 6.1 The planning permissions for the developments at land at Ditton Place, Staplefield and land known as Wilmington Way, Haywards Heath secured financial contributions towards formal sport provision in the Central Area.

- 6.2 The planning permissions for the developments at land at the former magistrates' court; Commonwealth House, Heath Road and land south side of Rocky Lane secured financial contributions towards formal sport provision in the Haywards Heath area.
- 6.3 The planning permission for the development at land at Beacon Heights, Church Road secured financial contributions for the refurbishment of the skate park in Victoria Park.
- 6.4 The planning permission for the development at 151 Western Road secured financial contributions towards formal sport provision at Victoria Park.
- 6.5 This project is therefore considered to represent an appropriate expenditure of the Formal Sport contributions from the above agreements.

7.0 Programme

- 7.1 It is intended to seek tenders during summer 2017 so that the specialist contractor appointed for design and construction can take part in consultation at this September's Skate event. The construction work is currently planned to be carried out in early spring 2018. A detailed programme will be agreed with the appointed contractor.

8.0 Statutory consents

- 8.1 The replacement skate park will require planning consent. An application will be made once the design has been finalised.

9.0 Risk management

- 9.1 A risk register will be prepared and updated throughout the project.

10.0 Impact on service

- 10.1 This project will meet the Council's corporate priorities in the following ways:

Strong and resilient communities – the new skate park will help to encourage young people to be more physically active, and will offer a more attractive environment;

Effective and responsive services – the project will deliver an improved facility which will have been designed in consultation with users.

11.0 Equalities impact

- 11.1 This proposal will have a neutral equalities impact.