

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, Pondsider, 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 (WSCC) 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 WSCC 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

Heath

Detached garage to front garden.

No objections.

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

Lucastes

T1 Cedar – reduce crown by 1.5 metres.

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