



HAYWARDS HEATH TOWN COUNCIL

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9th March, 2021

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, 15th March 2021 at 7:30pm, via Zoom Video Conferencing**, when the following business will be transacted.

Join Zoom Meeting:

<https://us02web.zoom.us/j/83321281501?pwd=WEJaOVVRSjB4Rnl4RHFSNHp0SFBYdz09>

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, 22nd February 2021.
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: **Tavistock and Summerhill School, Summerhill Lane**
(Lindfield Parish – DM/19/0260 refers);
Licensing Application: **LI/21/0133 – Heathen House, Triangle Road**
New Premises Licence.
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.

This meeting is being held under the provisions made on the 4 April 2020, when the government brought The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 into force to allow local authorities to conduct meetings remotely.

*'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, C Evans, S Inglesfield, A McPherson, H Mundin, R Nicholson.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 22nd February 2021

C N Laband (*Chairman*)
M J Pulfer (*Vice Chairman*)
Mrs C Cheney
C C J Evans
Mrs S J Inglesfield
A C McPherson
H A Mordin
R A Nicholson

* Absent

** Apologies

Also present: None

114. Apologies

There were none.

115. Minutes

The Minutes of the meeting held on Monday, 1 February 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

116. Substitutes

There were none.

117. Members' Declarations of Interest

Councillor Clive Laband 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) and as an appointed Member of the (MSDC) District Planning Committee. I further reserve the right to alter my views should the applications come before the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

Councillor Mike Pulfer 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) and as an appointed Member of the (MSDC) Planning Committee. I further reserve the right to alter my views should the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers." **Cont..**

117. One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr M. Pulfer	DM/20/3242	5 Orchid Park	Prejudicial – as the property is adjacent to Cllr Pulfer’s home and could affect his amenity. In addition, a written objection had been made by Cllr Pulfer to Mid Sussex District Council.

118. Planning Appeals

There were none.

119. Licensing Applications

There was one. It was noted that the application was made for a company boxing and delivering beer and there was no alcohol being consumed in the property as part of the business. On these grounds the Committee had no objection to the application.

120. Comments and Observations on Planning Applications

Members made comments and observations on 27 planning applications as per Appendix 1 attached. Cllr M. Pulfer left the meeting and was placed in the zoom waiting room (7.42pm to 7.54pm) whilst application DM/20/3242 was considered and returned after the Committee’s decision was made.

121. Items Agreed as Urgent by the Chairman

None.

The meeting closed at 8:20pm.

This meeting was conducted and recorded using the Zoom video conferencing application.

APPENDIX 1

Week 1

DM/20/1503 – Oakwood, Amberley Close

Lucastes

Partial demolition of existing southern wing and construction of a part two-storey/part three-storey extension to existing care home to provide 34 no. bedrooms and communal/ancillary facilities, with associated parking and landscaping. (Amended plans received, including reduction in the size of the extension.)

The **OBJECTION** to the application, as per the comments made by the Town Council on the 15th June 2020, were upheld and therefore repeated on the grounds that the amended plans did not change the position of the Town Council in regards to any of the objections raised.

DM/20/3242 – 5 Orchid Park

Franklands

Retrospective application for an external air conditioning unit to side elevation. (Noise Assessment and amended plans received 15.01.2021.)

The Town Council **OBJECTS** to the installation of the external air conditioning unit on the grounds that it is placed within 1m of the neighbouring property and therefore is not legally installed and contrary to DP29 of the District Plan. Whilst the equipment may operate some of the time within the legal limits of BS4142:2014 there are significant times of the day, especially at night/in the evening, when neighbouring windows will be open, where it will not.

DM/20/4159 – Downlands Park Care Home, Bolnore Farm Lane

Lucastes

Erection of part two, part three and part four storey building comprising 70 extra care apartments with community hub, guest suite and staff facilities together with 15 extra care cottages (85 in total), pavilion, parking and access to form a Continuing Care Retirement Community following demolition of existing care home. Additional highways information received 28th January 2021.

The Town Council reconfirmed its **SUPPORT** for the application and therefore repeats its previous comments made on 11th January 2021.

DM/20/4524 – 61 Gower Road

Ashenground

Proposed single storey rear extension. Amended plans received 27.01.2021 showing further 3.9m long by 2.2m wide projection for utility and WC.

No Comment.

DM/20/4572 – Land adjoining 15 Syresham Gardens

Bentswood

New driveway next to the existing driveway to create up to 4 parking spaces in total on the site. (Amended block plan (Rev D) to show entirety of existing and proposed driveway with only single width drop kerb 27.01.2021.)

No Comment.

DM/21/0146 – 22 Marlow Drive

Franklands

Extending the width of the existing dropped kerb and to tarmac over part of the existing grass verge to create a wider drive up to the driveway, which will be extended in width to create space for 2 cars.

No Comment.

DM/21/0209 – 1 Oathall Avenue

Bentswood

Erection of 3.6m x 3.6m gazebo and installation of a swimming pool with associated landscaping.

No Comment.

DM/21/0227 – 15 Farlington Close

Bentswood

Construction of a single storey rear extension, conversion of existing kitchen to a covered passage, provision of a flat glass lantern in the flat roof over the proposed covered passage.

No Comment.

DM/21/0261 – 76 Lewes Road

Franklands

New swimming pool and garden building. Removal of Conifers in Conservation Area.

Members were minded that if the application was approved that a tree management plan and water management plan should be required. This would be in terms of supporting the replacement of the lost trees and with regards to the swimming pool on the basis that the Committee had reservations in line with DP42 (Water Infrastructure and the Environment) of the District Plan. The Committee wishes to flag up that there is a strain on the provision of water in the South East already with considerable building planned resulting in a significant growth in population in the area, which will exacerbate the water resource problem.

DM/21/0266 – 7 Oldfield Drive

Franklands

Proposed felling, trimming and shaping of various trees on this site, as identified on accompanying sketch plan 2 and 3.

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

DM/21/0267 – 66 Edward Road

Ashenground

Proposed amendment to approved application DM/20/3421 roof conversion and extension to first floor (approved half hip roof with brickwork gable end, proposed to be replaced by tile hung gable under roof gable end).

No Comment.

DM/21/0306 – South Riding, Franklands Village

Franklands

T1 Beech – reduce crown by 2m. T2 Ash – fell.

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

Week 2

DM/20/4475 – 15A Harlands Close

Lucastes

Erection of a level garden area to the rear. Amended elevations received 03.02.2021 showing corrected height of gabion cages.

The Town Council strongly **OBJECTS** to this application and upholds its comments previously made.

DM/20/4631 – 54 Sergison Close

Lucastes

Garage conversion into habitable accommodation with a new window to each side elevation.

No Comment.

DM/21/0268 – Villa Margarita, 18 Paddockhall Road

Lucastes

T1 Lime – remove dead wood. T2 Oak – remove dead wood. T3 Fir Trees – fell. G1 Laurel x 3 – fell. T4 Cherry – fell. T5 Sycamore – reduce crown by up to 2m. T6 Apple – reduce crown by up to 2m. T7 Eucalyptus – fell. T8 Goat Willow – fell.

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

DM/21/0298 – Sarah Lacey Dry Cleaning, 1 College Road

Heath

Construction of a mansard roof to facilitate the subdivision and reconfiguration of the first and second floor to form 2 no. one-bedroom flats and 1 no. two bedroom flat with associated works.

No Comment.

DM/21/0314 – Land adjoining 15 Syresham Gardens

Bentswood

Variation of condition no. 8 relating to planning application DM/18/0663 to read – 'No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority'.

No Comment.

DM/21/0333 – 2 Amberley Close

Lucastes

Conversion of part double garage to form new study. Removal of existing entrance porch and formation of enlarged porch and new pitched roof over study/porch and remaining garage. Removal of existing conservatory and erection of new single storey extension on existing conservatory footprint. Internal alterations to ground floor.

No Comment.

DM/21/0339 – 55 Sydney Road

Heath

Demolition of existing conservatory, erection of two storey rear extension, loft dormer and bay window, changes to internal layout and fenestration.

No Comment.

DM/21/0431 – 5 Wythwood

Franklands

T1 Copper Beech – remove up to 3 metres in branch length on easterly side. Reduce remaining lateral branches to balance crown.

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

Week 3

DM/21/0313 – Oldfield, 55 Lewes Road

Franklands

Widening of existing entrance. (Revised location plan received 10.02.2021.)

No Comment.

DM/21/0319 – 5 Windsor Close

Ashenground

Erection of summer house in rear garden.

No Comment.

DM/21/0334 - Laura Ashley, 2-4 South Road

Heath

Proposed 3 illuminated fascia signs and 2 illuminated projecting signs.

No Comment.

DM/21/0383 – 80 Sunnywood Drive

Ashenground

Two storey front extension.

No Comment.

DM/21/0450 – Land rear of 38 Woodridge Close

Franklands

Remove 4 x Chestnut located boundary of garden in adjoining woodland.

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

DM/21/0504 – 9 Drummond Close

Ashenground

T1 – Hornbeam thinned by 20%. T2 – Oak thinned by 20%. T3 – Ash removed. T4 – Hornbeam removed. T5 – Hornbeam removed. T6 – Hornbeam removed.

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

DM/21/0508 – Heath House, Birch Avenue

Franklands

Willow Tree – fell.

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

ITEM 5

NOTIFICATION OF APPEAL LODGED WITH THE PLANNING INSPECTORATE

Date Lodged	References	Site	Description	Appellant	Committee/ Delegated Decision	Procedure
18/02/2021	AP/21/0012 APP/D3830/W/20/3263492 (DM/19/0260 refers)	Tavistock and Summerhill School Summerhill Lane Lindfield HAYWARDS HEATH RH16 1RP	Proposed erection of 38 residential dwellings comprising 4 houses and 34 flats with associated internal access, surface-level car parking, landscaping with other infrastructure. Corrected application form, site layout plan, Design and Access Statement and landscaping plans received 21/03/2019. Proposed car parking spaces revised to 77. Amended plans received 30 October showing revisions to Block A and B and additional supporting information.	CCH Summerhill Lane Ltd	Committee	Informal Hearing

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 15 FEBRUARY 2021**

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 Licences) Starting day after application received
LI/21/0133	18.02.2021	Premises	Heathen Brewers Ltd	Heathen House Triangle Road HAYWARDS HEATH RH16 4HW	No	New Premises Licence (see attached)	18.03.2021

PUBLIC NOTICE

Licensing Application Licensing Act 2003



An application has been made by **Heathen Brewers Ltd** to the Licensing Authority for Mid Sussex District Council for the grant of a New Premises Licence at **Heathen House, Triangle Road, Haywards Heath, West Sussex, RH16 4HW**.

The application includes proposals for the following licensable activities:

- i) Sale by retail of alcohol for consumption on & off the premises –
Everyday 08:00hrs to 21:00hrs**
- ii) Any playing of recorded music –
Everyday 08:00hrs to 21:00hrs**

The register for the Licensing Authority for Mid Sussex District Council is kept at Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS. The application may be viewed at the Main Reception during normal office hours and at www.midsussex.gov.uk – search for Licensing Applications Received.

Responsible Authorities or other persons may make representation on or before **18 March 2021**.

All representations shall be made in writing to The Licensing Officer at Mid Sussex District Council.

It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine for which a person is liable is £5,000, on summary conviction for the offence.

Week 1

- DM/20/3293 The Barn Parkfield Way - Lucastes**
Enlargement of car parking from 15 to 25 spaces. Erection of 4no. 5.95m high lighting standards and the installation of solar lights.
(Amended plans and additional information received 9th February 2021)
- DM/20/3456 Land West Of Kilnwood Apartments Rocky Lane - Ashenground**
Erection of 9 apartments within a single three storey building, along with access, parking and landscaping. (Revised plans received 08.12.2020 showing changes to the red line boundary, parking and landscaping) (Revisions to landscaping 03.02.2021)
- DM/21/0132 73 Harlands Road - Lucastes**
Ground and first floor extension and garage roof space conversion.
- DM/21/0469 24 Quarry Hill - Lucastes**
Single storey rear extension
- DM/21/0487 20 Weald Rise - Franklands**
Proposed single storey side extension.
- DM/21/0490 19 Western Road - Bentswood**
Demolition of existing garage and conservatory. Erection of single storey rear/side extension and loft conversion of with rear dormers and 2no. roof lights to the front elevation.
- DM/21/0514 1-3 Boltro Road - Heath**
Remove condition 2 relating to planning application 01/01638/COU because the condition is unnecessary with regard to current planning policy and does not have any material impact on highway safety.
- DM/21/0558 2 Dellney Avenue - Bentswood**
Demolish existing rear conservatory and construct single storey rear extension, new first floor side extension over existing ground floor and new garage.
- DM/21/0559 1 The Droeway – Lucastes**
4 x Oaks (T1, T2, T3, T4) - Reduce crown by 2m 1 x Silver Birch(T5) - Reduce crown by 2m
- DM/21/0600 47 Lucastes Avenue - Lucastes**
Dismantle Ash tree

Week 2

- DM/20/1070 132 Lewes Road - Franklands**
Construction of a proposed new four-bedroom dwelling, on land to the side of 132 Lewes Road. Removal of 4no. trees on the site and the part demolition/removal of an existing boundary wall. Proposal to include associated landscaping and alteration to the private roadway providing access from Lewes Road to the proposed site and neighbouring houses (Amended plans received on 29 October and 2 November 2020 and updated visual images received on 10 November 2020) (Amended plans and Tree Protection Plans received on 19 February 2021)
- DM/20/3516 Maxwellton House 41 - 43 Boltro Road - Heath**
Demolition of existing office building and provision of 54 apartments with associated parking and landscaping. AMENDED PLANS received 22nd February 2021 reducing the number of flats to 54, addressing comments from the Design Review Panel including revising the scale of the building and the parking layout, the submission of a Daylight/Sunlight Report and a revised Sustainability Report.
- DM/21/0458 2 Woodlands Road - Bentswood**
Erection of a front porch and a single storey rear extension with new raised decking
- DM/21/0484 Canton Chef 38 - 40 The Broadway - Heath**
Proposed raised decking area with outdoor seating up to 6 tables.
- DM/21/0589 8 Rushwood Close - Franklands**
First floor front extension above existing porch. Render the ground floor wall to west elevation (front). First floor wall to incorporate painted boarding to west elevation (front).
- DM/21/0612 Flats 1 To 6 Lockhart Court Southdowns Park - Franklands**
Replacement of existing timber double glazed windows and entrance communal door with new timber double glazed windows and door to match existing styles and size
- DM/21/0613 3 Bruce Close – Ashenground**
Proposed 3 bedroom detached new dwelling. Demolition of side extension and erection of a two-storey side extension to host dwelling (to match details approved as part of planning application DM/17/4540).
- DM/21/0616 24 Pond Meadow - Lucastes**
Garage Conversion and outbuilding office.

- DM/21/0617 Flats 48-53 Lockhart Court Southdowns Park - Franklands**
Replacement of existing timber double glazed windows and entrance communal door with new timber double glazed windows and door to match existing styles and sizes
- DM/21/0648 6 Orchard Way - Heath**
Rear single storey extension, rear access deck moved back to suit. Loft conversion to garage to create store with new rear facing dormer and adjusted roof height.
- DM/21/0657 16 Little Pithfield - Lucastes**
Part conversion of garage to playroom
- DM/21/0666 18 Drummond Close - Ashenground**
Landscaping change to back garden of property including level changes, retaining wall and erection of rear fence over 2m in height.
- DM/21/0726 Land to The South Of 1 Bridgers Mill - Heath**
T1 - Oak, fell and grind out stump. Replant with two new trees

Week 3

- DM/21/0623 17 Trubwick Avenue - Lucastes**
Loft Conversion.
- DM/21/0639 49 Eastern Road - Bentswood**
T1 - Oak, reduce Crown by 2.5 meters
- DM/21/0645 17 Fairford Close - Bentswood**
First floor side extension, together with associated internal and external alterations.
- DM/21/0691 25 Gatesmead - Heath**
Proposed single storey rear extension
- DM/21/0697 2 Ferny Croft - Lucastes**
Garage conversion including changing garage doors into 2 windows to create a habitable space.
- DM/21/0699 9 Beech Hill - Franklands**
Proposed two storey rear extension, single storey front extension, replace conservatory roof and associated alterations.
- DM/21/0715 Gemini House Mill Green Business Estate Mill Green Road - Heath**
Request the removal of condition 2 of planning permission HH/07/02518/COND to allow the premises to operate 24 hours a day.
- DM/21/0756 Martlet Manor Butlers Green Road - Lucastes**
Proposed entrance building name signs, way finding signs and information signs.

- DM/21/0766** **Currys.digital 90 - 92 South Road - Heath**
Removal of existing shopfront, demolition of redundant WC/boiler accommodation to rear. Installation of a new shop front and side means of escape door.
- DM/21/0777** **71 Western Road - Bentswood**
Convert existing first floor flat into two flats and conversion of ground floor office into studio flat.
- DM/21/0782** **Fleur De Lis 2 Bolnore Road - Lucastes**
Line of x15 Lawson Cypress trees and x3 Common multi-stemmed Sycamore trees on boundary with neighbouring property - dismantle to near ground. Large Lawson Cypress tree: dismantle co-dominant stem overhanging boundary retaining stem nearest car park. Crown lift to 2.4 m (as appropriate); x1 mature Common Sycamore tree, x1 mature Yew tree, removing competition (Beech sapling). Sever ivy at lower trunk prune back overhanging branches, crown lift to 2.4 metres for all other trees overhanging Bolnore Road.
- DM/21/0877** **The Priory Syresham Gardens – Bentswood**
Discharge of planning condition nos 3 relating to planning application DM/20/3048.