



## HAYWARDS HEATH TOWN COUNCIL

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4<sup>th</sup> January, 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, 11<sup>st</sup> January 2021 at 7:30pm, via Zoom Video Conferencing**, when the following business will be transacted.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/85220129849?pwd=T3ZSMnUvQlhZMGp4Y2Y3YUUVrVHIGdz09>

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, 21<sup>st</sup> December 2020.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To note any appeals lodged or appeal decisions made, and licensing applications.

Appeals Lodged/Decided: **None**;

Licensing Applications: **None**.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (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, 21 December 2020

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 MUNDIN  
R A Nicholson \*\*

\* Absent

\*\* Apologies

Also present: Councillor R S Bates

Regarding application number DM/20/4532 – 19 Wood Ride:

Mr Nigel Mears and Mrs Helen Mears, both of whom had registered to speak *against* the application.

#### 90. Apologies

The following apology was received:

Member	Reason for Absence
Cllr R A Nicholson	Unforeseen work commitment

#### 91. Minutes

The Minutes of the Extraordinary meeting held on Tuesday, 15 December 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 92. Substitutes

There were none.

#### 93. Members' Declarations of Interest

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all licensing applications under agenda item 5 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee.

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.

**cont.**

**93. Members' Declarations of Interest (cont.)**

I further reserve the right to alter my views should the applications come before the Licensing Committee or 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."

**94. Planning Appeals**

There were none.

**95. Licensing Applications**

Members noted that the following premises licence application had been **lodged** with MSDC:

<b>Application No. &amp; Applicant</b>	<b>Application Type</b>	<b>Premises Address</b>	<b>Nature of Application/ Variation</b>
LI/20/1131 Mr James David Reilly	Premises	49 Rumbolds Lane HAYWARDS HEATH RH16 4NX	New premises licence

Councillor Laband provided Members with some background information on the application. As a result of COVID-19 and the impact it had had upon his business, the applicant intended to expand his product range by supplying craft beers and microbrewery products, for which he needed a licence. He had already used Temporary Event Notices to supply various events and the beers would be 'tacked on' alongside the chutneys. No member of the public would be attending his home address. Orders would be collected by courier and delivered to the end users. Effectively, it would provide more amenity for residents in the locale and the presumption was, as always, upon a grant in licensing terms.

Furnished with this information, Members **AGREED** that they had **no objections** to the application.

**96. Comments and Observations on Planning Applications**

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

**97. Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 8:00pm.

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

## APPENDIX 1

### Week 1

#### **DM/20/3858 – 1 Quebec Cottages, Langridge Lane**

**Bentswood**

Change existing conservatory to flat roof with roof lights, new bi-fold doors and changes to fenestration. Single storey side porch extension.

No comment.

#### **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.

Because Ward Members had not yet established a consensus on the pros and cons of this application, it was agreed to defer consideration of it until the next meeting of the Planning Committee scheduled for Monday, 11 January 2021.

#### **DM/20/4357 – 28 Sydney Road**

**Heath**

Demolition of existing garage to side and erection of new single storey side extension.

No comment.

#### **DM/20/4368 – 45 Oathall Road**

**Heath**

Removal of existing conservatory. Erection of 4m deep x 5.2m wide x 3m high 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.

#### **DM/20/4383 – 60 Sergison Close**

**Lucastes**

Large Oak. Thin tree by 20% and remove lowest branch.

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

#### **DM/20/4387 – Stumps, St. Edmunds Road**

**Ashenground**

Single storey side extension, double storey rear extension.

No comment.

#### **DM/20/4407 – 20 Lucastes Road**

**Lucastes**

T1 Horse Chestnut – 2m crown reduction back to previous cut points, thin by 15% and lift canopy by up to 2m.

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

**Week 2**

**DM/20/3574 – 17 Augustines Way**

**Bentswood**

Two storey side extension to form annex and single storey rear extension. (Amended plans received 01/12/2020.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 01/12/2020) and has no comment to make.

**DM/20/4131 – K and A Enterprise, 118 South Road**

**Heath**

Change existing first and second floor flat and proposed two storey rear extension into 3 no. one bedroom flats.

No comment.

**DM/20/4239 – 96 New England Road**

**Bentswood**

Replacement of existing pre-cast concrete garage with new timber framed garage.

No comment.

**DM/20/4280 – 31 Willow Park**

**Franklands**

Fence down the side of house and garden.

No comment.

**DM/20/4412 – Westowell, 12 Paddockhall Road**

**Lucastes**

T1 – Oak – reduce crown by 1.5m to 2m. T2 – Holly – fell to ground level. T3 – Silver Birch on wall – reduce by 1m all over. T4 – Large Silver Birch – reduce by up to 2m in height and 1m in width, to maintain a balanced shape.

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

**DM/20/4435 – 11 Ashenground Road**

**Ashenground**

Single storey extension to side and rear at lower ground level.

No comment.

**DM/20/4439 – 8 Chillis Wood Road**

**Lucastes**

Ground floor rear extension, garage conversion with internal alterations.

No comment.

**DM/20/4452 – 36 Pasture Hill Road**

**Lucastes**

Part single storey front extension, first floor side extension, part single, part two storey rear extension.

No comment.

**DM/20/4480 – 69 Oathall Road**

**Heath**

X1 – Oak: reduce crown in lateral spread and height by 3 metres. X2 – Cypress: fell to ground level.

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

**DM/20/4499 – 19 Oathall Avenue**

**Bentswood**

Proposed porch to front elevation of property.

No comment.

**DM/20/4524 – 61 Gower Road**  
Proposed single storey rear extension.

**Ashenground**

No comment.

### Week 3

**DM/20/4248 – Communal Garden Areas, Barnard Gate**

**Heath**

Sycamore (C) – r/o 7 Barnard Gate – reduce crown by 2–3m. Lime (D) – adj. to 13 Barnard Gate – reduce crown by 2–3m.

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

**DM/20/4430 – Land to the rear of 38 Woodridge Close, Franklands Village**

**Franklands**

Chestnut tree – reduce the crown by 2m and height by 5m. Remove the damaged branch to right of trunk when viewed from the house.

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

**DM/20/4454 – 49 Lewes Road**

**Franklands**

Demolition of existing carport and replace with a two storey side extension and single storey rear extension.

No comment.

**DM/20/4455 – 20 Charlesworth Park**

**Franklands**

Extension to existing dropped kerb to ease access for parking second vehicle.

No comment.

**DM/20/4532 – 19 Wood Ride**

**Ashenground**

Amendments to approved development DM/19/4531 for single storey rear extension and internal configuration.

The Town Council notes that this application has been submitted because of amendments to the original application DM/19/4531. However, the Town Council is disappointed that permission was granted for the original application (DM/19/4531) despite Mid Sussex District Council itself acknowledging the height and overbearing impact of the single storey rear extension on the neighbouring property.

**DM/20/4538 – Lincoln Lodge, 8 Paddockhall Road**

**Lucastes**

Cypress (T1) – fell.

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

**DM/20/4541 – Land to the rear of Shelley Court, Paddockhall Road**

**Lucastes**

Oak (T1) – branches reduced by approx. 6m to suitable growth points; Redwood (T2) – branches reduced by approx. 8m to suitable growth points.

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

**DM/20/4570 - Mill House, Rookery Way**

**Franklands**

The proposed works include a rear single storey extension to replace the existing conservatory and a rear two storey extension.

No comment.

**DM/20/4580 – Linden House, Birch Avenue**

**Franklands**

Construction of three pitch roof dormers to rear roof slope of existing house and installation of four conservation roof windows to front roof slopes of existing house. 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.

## ITEM 6

### Deferred from previous meeting

**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.

### All other applications

**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.)

**DM/20/3940 – Brambles Hurstwood Lane Haywards Heath** **Franklands**  
Demolish existing wooden shed and erect timber framed garage (amended plans 21/12).

**DM/20/4181 – Whitefriars, Rookery Way** **Franklands**  
Construction of a single storey swimming pool building.

**DM/20/4355 – 1 Amberley Close** **Lucastes**  
Proposed single storey side extension.

**DM/20/4475 – 15A Harlands Close** **Lucastes**  
Erection of a level garden area to the rear.

**DM/20/4509 - 1 Beech Hill** **Franklands**  
New 3 bedroom dwelling in the existing garden.

**DM/20/4571 – Land adjoining 15 Syresham Gardens** **Bentswood**  
Removal of pre-occupancy conditions 8, 10 of planning permission DM/18/0663, and the pre-occupancy element of condition 9 leaving the requirement to build the driveway in accordance with the approved plans.

**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.

**DM/20/4585 – 25 Ashenground Road** **Ashenground**  
Two storey side extension together with associated internal and external alterations and widening of driveway.



**DM/20/4600 – Pascals Brasserie, 56–58 The Broadway**

**Heath**

Variation of condition number 4 to vary the proposed opening hours of application DM/19/4509.

**DM/20/4621 – 13 Hoblands**

**Franklands**

Construction of a summer house in the back garden. Alterations to existing front porch. Construction of an off-street parking area and associated highway access with dropped kerbs. Erection of fences and gates within the garden. 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/20/4638 – 54 Sergison Close**

**Lucastes**

Single storey rear extension and existing side window replaced with a larger window. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

**DM/20/4639 – 402–408 Franklands Village**

**Franklands**

Two storey rear extension and conversion of 4 existing 1 bed flats to form 4 self-contained 2 bed flats with associated external works including private gardens.

**DM/20/4661 – 160 Western Road**

**Bentswood**

Single rear storey extension, two storey side extension and part of rear. Attic conversion with dormer on the rear.

**DM/20/4665 – 9 Beech Hurst Close**

**Lucastes**

Demolition of existing porch and erection of new porch. Proposed single storey rear extension to create kitchen/dining space. 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/20/4676 – High Trees, 54A Lewes Road**

**Franklands**

Replacement plain contemporary windows, with vertical tile hanging changed to Enviro Build, Hyperion, Pioneer, Silver Birch Cladding.