



HAYWARDS HEATH TOWN COUNCIL

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6th February, 2020

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, 10th February 2020 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, 20th January 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 Application: **LI/20/0086 – Zeytin Café-Restaurant, 112 South 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 a consultation from MSDC on the release of Section 106 monies for a Facility Grant towards a new, secure equipment store for Haywards Heath Cricket Club.
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, C Evans, S Inglesfield, A McPherson, H Munding, R Nicholson.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 20 January 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 Mordin
R A Nicholson

* Absent

** Apologies

Also present: Councillor R S Bates

Regarding application number DM/17/2739 – Land east and west of Hurst Farm, Hurstwood Lane:

Mrs Andra Houchen, Mr David Johnson, Mr Hillier Simmons and Mrs Stephanie Went, all of whom were attending in order to observe the Committee's consideration of the application.

105. Apologies

The following apology was received:

Member	Reason for Absence
Mrs C Cheney	Unwell

106. Minutes

The Minutes of the meeting held on Thursday, 2 January 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

107. Substitutes

There were none.

108. 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."

cont.

108. Members' Declarations of Interest (cont.)

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."

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr C N Laband	DM/19/4509	Lloyds Pharmacy, 56-58 The Broadway	Personal – lives behind and close to the application site

109. Planning Appeals

Members noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission:

Date Decided & References	Site	Description	Decision
23/12/2019 AP/19/0078 APP/D3830/D/19/3234145 (DM/19/1913 refers)	66 Edward Road HAYWARDS HEATH	Demolition of existing chimney stack, porch, glazed lean-to and rear first floor dormer. Erection of single storey extensions to front and rear of property. Roof conversion including hip to gable works with a pitched roof front dormer and flat roof rear dormer.	Dismissed

110. Licensing Applications

There were none.

111. Comments and Observations on Planning Applications

Members made comments and observations on 22 planning applications as per Appendix 1 attached.

Re DM/19/5227, 3 Bruce Close – demolition of garage/shed to allow for a new detached 3 bed dwelling. Removal of ground floor extension and construction of 2 storey side extension to host dwelling.

Members had differing views as to what the Town Council's response to the above mentioned application should be. Some thought that it should be opposed on the grounds of overdevelopment whilst others felt that a response of 'no comment' should be made on the basis that the precedent for this type of development had already been set elsewhere in the town. It was agreed, therefore, to put a decision to the vote. Votes were recorded as: **4 in favour of a 'no comment' response**, 3 against.

112. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:40pm.

APPENDIX 1

Week 1

DM/17/2739 – Land to the east and west of Hurst Farm, Hurstwood Lane **Franklands**

Outline application for development of up to 375 new homes, a 2 form entry primary school with Early Years provision, a new burial ground, allotments, Country Park, car parking, 'Green Way', new vehicular accesses and associated parking and landscaping. All matters are to be reserved except for access. Updated air quality information received 20th December 2019.

The Town Council notes the submission of the updated Air Quality Assessment (AQA) prepared by Phlorum Ltd (received by Mid Sussex District Council (MSDC) on 20/12/2019). The Town Council does not have the resources available and neither Members nor Officers have the expertise to properly evaluate the content and conclusions of the AQA and so it is not in a position to make an informed comment on this aspect of the application. The Town Council must therefore defer to MSDC's Environmental Protection Team to examine the updated AQA, to ensure that it complies with planning policy and to make recommendations as appropriate.

The Town Council is aware that a local resident, Mr David Johnson, has submitted a detailed technical response (dated 20/01/2020) to the updated AQA and trusts that MSDC will give it due consideration.

It goes without saying that all apposite comments and concerns from the Town Council's previous representation submitted on 07/06/2018 still apply in their entirety. For the avoidance of doubt, the representation is reiterated below:

Haywards Heath Town Council Statutory Comments

The Hurst Farm site is specifically identified in Policy H1 of the Haywards Heath Neighbourhood Plan (HHNP), adopted in December 2016 as a developable site. The new school is supported under policy H1 and specifically the provision of a Cemetery under policy E4, provision of allotments under policy E5. The Country Park is stated in the HHNP, sitting across the Town/District and County border in the Parish of Wivelsfield.

Having duly considered the application at an extra-ordinary meeting of its Planning Committee dated 21st May 2018, the Town Council **supported in principle the outline planning application, for development of 375 new homes.** Under the Localism Act, the HHNP confirms this is what the community wants in this location, so Members of the Town Council's Planning Committee have scrutinised the outline application and highlighting concerns which must be addressed to validate the application.

These concerns are listed as relevant issues, which include, but are not limited to:

- The Town Council notes **375 homes** are proposed in the application versus approximately supported 350 in the HHNP.
- **Condition:** Adoption of the **detailed Masterplan** by the applicant is required. This must include the design and the style of the housing/flats.
 - **Condition:** The Town Council requires a Construction Management Plan, to include wheel washing, use of tonneau covers for earth moving vehicles, onsite parking for site/construction workers, and ancillary road cleaning. This CMP must include a Tree Management Plan *.

cont.

DM/17/2739 – Land to the east and west of Hurst Farm, Hurstwood Lane (cont.) Franklands

- **Condition:** Working hours of works and stacking of construction deliveries, restrictions are required to protect neighbouring residential amenity – 08:00 to 18:00 Monday-Friday, 09:00 to 13:00 Saturday. No work permitted Sundays or Public Holidays: Objective to protect residential amenity.
- **Condition:** The Town Council requires that the Town's **green spaces and roads** are protected. All grass verge and road damage/restoration costs are the responsibility of the developers at their expense.
- **Traffic congestion and vehicle movements.** It is noted that West Sussex County Council have outstanding questions alongside the Town Council.
 - Relief Road traffic lights. These lights must be:
 - 1) synchronised to ensure that in turn traffic from Greenhill Way direction is given entry to Hurstwood Lane to the relief road.
 - 2) Traffic from the school, community facilities and northern end of site is given entry to Hurstwood Lane to access relief road.
 - Two pedestrian activated lights as already within the application (Fox Hill and Birch Hotel) are supported. Lights must also be synchronised so pedestrians at Birch Hotel roundabout do not activate lights when traffic is being cleared from the junction of the Relief Road and Hurstwood Lane. Three Toucan Crossings total.
- **Traffic Management Plan** must be agreed with West Sussex County Council taking the above into consideration. The use of Section 106 monies is crucial to ensure that monies are not used on unsustainable bus services that will leave the site isolated in future years.
- **Condition:** Electric car charging points provided for all dwelling on the site, plus allowance for any future proofing required, to deliver the Environmental protection requirements of the HHNP and MSDP.
- **Hurstwood Lane Closure.** The Town Council has concerns for residents' road safety, and requires before construction commences, that Hurstwood Lane be closed to public through traffic before construction commences. This may require West Sussex County Council cooperation. **Safe Green Space**, the Town Council welcomes the comments of the applicant that surveillance of the main green space will be managed as part of the layout of the site. This is in line with the requirement with the detailed design in the Masterplan.
- **Traffic Lights Fox Hill: Acknowledging the considerable road safety issues -**
The Town Council would like a **condition** requiring the developer to provide an additional set of traffic lights placed at the South Eastern tip of the site, at the junction with Hurstwood Lane and Fox Hill. This will allow traffic to move systematically and provide a safe crossing for residents using the school, community facilities and accessing services from the south of the site and vice versa for commuting, entertainment and leisure. This is critical, because Hurstwood Lane as a commuter rat-run will be blocked, therefore increasing traffic movements down through Fox Hill. Traffic lights will reduce speed and provide much needed traffic calming in the Fox Hill area.
- **Pedestrian access, pathways, crossings to and through the site to enable access.** All cycle pathways must be designated as Public Rights of Access/Way. This provides the pedestrian access/connectivity needed to meet existing and future access needs to the Town. If this is not possible then additional fund must be provided to meet these accessibly needs. These must be DDA compliant, including the Anscombe Wood cycle/pathway.

cont.

DM/17/2739 – Land to the east and west of Hurst Farm, Hurstwood Lane (cont.) Franklands

- **Condition:** Affordable Housing Mid Sussex District Plan policy DP31 requires 30% affordable housing is placed on the site. Affordable housing provision must include a housing mix and be varied in location (maximum 10 unit concentration) supported by pepper-pot delivery and integration of the affordable housing with open market housing.
- The Town Council has serious concerns about the **joint access and parking arrangements** to the School, Cemetery, Allotments and Country Park. (E5/Obj10B applies) This must be included in the S106 Land Transfer Agreement.
- **Condition: Parking** the HHNP requires sustainable delivery/enforcement of off-street parking. Following informal officer advice, supporting a new Controlled Parking Zone on the site, to specifically prevent antisocial parking from nearby residential districts and commuters. The opportunity to deliver a fully integrated scheme, critically before first occupation will allow a streamlined implementation process, together with the associated cost saving this will approach deliver. This coordinated approach is especially required to protect from parking around the open parkland space, allow natural surveillance, allow a free flow for pedestrian and vehicle traffic in this arterial bus-route location and the roads elsewhere in the development which should remain free from car parking.
- **Bin collections:** The Town Council requires that all euro bins/commercial bins that offer the opportunity for ASB/Statutory noise issues, are protected by a **CONDITION** that there are no collections before 07:00 This will be a Reserved Matters Issue.
- **Condition:** The Town Council requires **roads are adopted** and/or an estate management plan, with a management company appointed, before first unit occupation.
- **Tree management plan** * to ensure protection of existing trees from destruction along with a long-term management plans for conservation/protection/replacement for trees and along with confirmation of funding arrangements.
- **Green spaces, buffer zones and ancient woodland** 15m buffer zones must be upheld in line with Mid Sussex District Plan policy DP36
- The Town Council welcomes the redesign of the site to **protect the existing listed buildings** on the developable land and requires that Hurst House and barns are protected from the development of housing, as required in the extant Neighbourhood Plan.
- The Town Council has major concerns, echoed by District Council Members on their planning committees (Rookery Farm/Beeches), that Councillors concerns are being over-ridden by Urban Planner support under DRP. The Town Council has significant reservations relating to exterior, aesthetic design and standards that have been forced upon the Town.

The Town Council requires developer consultation for the design of site, houses and apartment buildings, before final discussions with Mid Sussex District Council, as the relevant planning authority. This is a pre-reserved matters requirement, detailed in the NPPF - National Planning Policy Framework, requiring Parish/Town Council involvement under localism legislation.

- Any **Pollution, Light, Air, Water, flood risk**, topography, springs, waste/drainage issues must adhere to SUD and IEA requirements.

cont.

DM/17/2739 – Land to the east and west of Hurst Farm, Hurstwood Lane (cont.) Franklands

- **Play spaces - Conditions** requiring delivery under must be under the guidance of Supplementary Planning Documents in the Reserved Matters Application.
- **Landscaping - Conditions** requiring delivery must be under the guidance of Supplementary Planning Documents in the Reserved Matters Application.

Section 106 Requirements

If the Planning Application is approved, the Town Council require ownership for the land designated for the County Park, Allotments and Cemetery at nil cost, together with the full Local Community Infrastructure payment allocated to the development of the Country Park.

Development of these Community facilities is to replace the loss of the green space being developed for housing within the Planning Application.

The Inspector raised serious concerns during inspection of the HHNP over the potential loss of green space but allowed this to be balanced by the CP/A/C land provision, which increases the quality of land usage for the residents of the Town.

Currently the Town Council has no information on land transfer requirements nor the implications of the proximity of the School and the associated access arrangements and car parking.

Before determination of this application, the Town Council must agree details of the land transfer.

DM/19/4509 – Lloyds Pharmacy, 56–58 The Broadway

Heath

Proposed change of use of existing A1 use (shop) to mixed use A3/A4 use (restaurant/drinking establishment) with associated external alterations. Amended plans received 31.12.2019 showing bin store incorporated into rear outbuilding.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council (MSDC) on 31/12/2019) which show a bin store incorporated into the rear outbuilding of the premises. The Town Council trusts that the newly created store will provide more than enough space to accommodate the two 1100-litre commercial bins that the proposed use would require (this being the minimum requirement recommended by MSDC's Waste Management Team).

Other than that, all apposite comments from the Town Council's previous representation submitted on 13/12/2019 still apply in their entirety. For the avoidance of doubt, the representation is reiterated below:

'The Town Council **supports** this application in principle, which aims to expand and improve the social amenity offering that this site could provide to visitors and residents enjoying the leisure and entertainment facilities in the neighbourhood. This is a high density, mixed business/residential area and conditions are required to protect nearby resident amenity. The proposal would appear to meet the requirements of the relevant policies detailed in the Haywards Heath Neighbourhood Plan (HHNP), i.e. Policies E9, B2 and B3.

The Town Council wishes to draw the Case Officer's attention to the comments and recommendations from Mid Sussex District Council's Contaminated Land and Environmental Protection Officer, which it fully supports save for a slight difference in the permitted timings for deliveries (see 2. below).

cont.

DM/19/4509 – Lloyds Pharmacy, 56–58 The Broadway (cont.)

Heath

If permission is to be granted, the Town Council requests that this is subject to the following conditions being set (these are in addition to those recommended by the Contaminated Land and Environmental Protection Officer):

1. at no time shall any refuse bins of any type be stored at the front of the premises, i.e. facing on to The Broadway;

Reason: in the interests of visual amenity and to accord with Policy DP26 of the Mid Sussex District Plan (MSDP) 2014–2031;

2. deliveries (operational): no commercial goods or commercial waste shall be loaded or unloaded on to or from a delivery or collection vehicle except between the hours of 07:30–18:00 hours Monday to Saturday and between the hours of 09:00–18:00 hours on Sunday and Bank/Public Holidays;

Reason: to safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the MSDP 2014–2031;

3. doors to the proposed storage facilities at the rear of the application site (including the outbuilding on the other side of the service road) shall be fitted with 'silent' opening and closing mechanisms;

Reason: to safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the MSDP 2014–2031;

4. given the busy, town centre location of the site, where businesses and residential properties coexist in close proximity, a Construction Management Plan (CMP) shall be submitted for approval by Mid Sussex District Council. The CMP shall include details regarding any requirement for on-street parking of contractors' vehicles in The Broadway and measures that will be taken to mitigate the impact on local commerce;

5. works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall be limited to the following times:

Monday to Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted;

Reason: to safeguard the amenities of nearby residents and to accord with Policy DP29 of the MSDP 2014–2031;

6. in accordance with the advice provided by West Sussex County Council Highways, adequate cycle parking provision must be made on site to help promote the use of sustainable alternative modes of transport to the private car. This would accord with condition 5. of the permission granted for application reference DM/15/4485 – proposed first floor extension of existing single retail unit to form 2x 1-bed apartments with access to the rear – at the same address. Condition 5. stated that:

'the development shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority for the parking of bicycles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: to enable adequate provision for a facility which is likely to reduce the amount of vehicular traffic on existing roads...'

cont.

DM/19/4509 – Lloyds Pharmacy, 56–58 The Broadway (cont.)

Heath

Finally, paragraph 6.24. of the Planning Statement prepared by DOWSETTMAYHEW Planning Partnership Ltd makes reference to the fact that the application site benefits from the existing rear access/service road. This is in need of resurfacing and the Town Council would welcome an initiative, be it financial or otherwise, to get this kick-started.'

DM/19/5218 – J Sainsbury Plc, Bannister Way

Heath

Construction of a concession pod with associated signage.

No comment.

DM/19/5219 – 21 Quarry Hill

Lucastes

Proposed single storey rear extension and part one, part two storey front extension. New front dormer. New upper ground terrace with 1.6m high privacy screen.

No comment.

DM/19/5220 – J Sainsbury Plc, Bannister Way

Heath

3 x internally illuminated Timpson fascia signs. 2 x non-illuminated wall mounted poster signs on front elevations, and 2 x non-illuminated wall mounted panel information signs on side elevations.

No comment.

DM/19/5227 – 3 Bruce Close

Ashenground

Demolition of garage/shed to allow for a new detached 3 bed dwelling. Removal of ground floor extension and construction of 2 storey side extension to host dwelling.

On balance, the Town Council's formal response to this application is one of 'no comment'. There were concerns that the proposals would give rise to an overdevelopment of the site but it was acknowledged that the precedent for this type of development had already been set elsewhere in the town.

DM/20/0053 – 19 Birchen Lane

Heath

2 x Taxodium – fell and replace. 2 x Scots Pine – remove lowest branch from each tree. Oak – remove 2 lowest branches. Acer – remove limb back to north east fork.

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

Week 2

DM/19/3059 – Shell Birch, 5 Lewes Road

Franklands

Proposed single storey side extensions, new timber fenced bin store and creation of 3 no. parking spaces. (Amended plans received 17.12.2019.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 17/12/2019) and has no comment to make.

DM/19/3619 – Mid Sussex District Council Beech Hurst Depot, Bolnore Road

Lucastes

Demolition of existing buildings and redevelopment to provide 18 dwellings comprising 2 no. 1-bed flats, 4 no. 2-bed flats, 5 no. 2-bed houses, 3 no. 3-bed houses and 4 no. 4-bed houses with associated access, landscaping and car parking.

The Town Council notes the submission of a revised Statement of Community Involvement (received by Mid Sussex District Council on 07/01/2020). As this is the only change to the application since the Town Council's original representation was submitted on 04/11/2019, the Town Council has no further comment to make. For the avoidance of doubt, the original representation is reiterated below: **cont.**

DM/19/3619 – Mid Sussex District Council Beech Hurst Depot, Bolnore Rd (cont.) Lucastes

'This site is earmarked in the Haywards Heath Neighbourhood Plan (HHNP), detailed in Policy H5, and thus the principle of development is already established for approximately 15 housing units. The Town Council welcomes the provision of additional affordable housing in excess of policy requirements; however, the Town Council notes ongoing concerns relating to density on the site.

The overriding concern raised by residents is the poor condition of Bolnore Road and the potential for further damage from the construction process. The Town Council critically notes representations from residents and specifically the West Sussex County Council Public Rights of Way (WSSC PROW) requirement for a planning condition as follows:

'if planning permission is granted for this development a condition should be included for resurfacing of Bolnore Road from the end of the D classified section through to the access road for the development site. This is the request of WSSC PROW to ensure that the future increases in private use of this route does not result in a deteriorating surface of the PROW. WSSC Highways have also been consulted on this application and any comments regarding the section carrying D status will be included by the Highways Officer.'

The Town Council wishes to reinforce this condition by requesting that the entire western end of Bolnore Road, i.e. from Saddlers Way westwards, is brought up to a WSSC Highways adoptable standard which includes the provision of a footway. The highway is to be constructed using materials of the appropriate grade, i.e. nothing substandard.

For the absence of doubt, if this planning condition is not delivered, the Town Council OBJECTS to the application.

In addition to the above condition – which the Town Council considers non-negotiable – any permission granted must also be subject to the following:

- no development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to and approved by Mid Sussex District Council (MSDC). The CMP shall follow the access and working hours restrictions that applied to the development of Phase 5 of Bolnore Village and shall include but not be limited to the following:
 1. in the spirit of neighbourliness, community engagement and to demonstrate best practice, the developers must consult with local residents and notify them in advance of the key stages of development. They must provide a meaningful liaison forum with and for residents for the duration of the build;
 2. the developers must be required to fund pre-commencement (of works) and post-completion surveys of the condition of Bolnore Road and verges and must be obligated to rectify, on an ongoing basis, any defects that are attributable to construction traffic. A post-completion survey must be approved by WSSC Highways and/or MSDC prior to first residential occupation of the development;
 3. in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall be limited to the following times:

Monday–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted;

cont.

DM/19/3619 – Mid Sussex District Council Beech Hurst Depot, Bolnore Rd (cont.) Lucastes

4. access to the site for HGVs over 7.5 tonnes and for articulated vehicles shall be limited to the following times:

Monday–Friday	09:15–15:30 hours;
Saturday, Sunday and Bank/Public Holidays	No access permitted;

5. access to the site for heavy plant shall be limited to the following times:

Monday–Friday	11:00–15:00 hours;
Saturday, Sunday and Bank/Public Holidays	No access permitted;

6. no construction or supply vehicles shall exceed a speed limit of 10mph along Bolnore Road. Advisory 10mph speed restriction signs shall be erected in Bolnore Road by the developers (subject to approval by WSCC Highways);

7. in order to ensure the safety of all highway users, there shall be no parking of contractors', developers' or visitors' vehicles on the BOAT (byway open to all traffic) section of Bolnore Road. There are no enforceable parking restrictions here and the developers must therefore be required to erect temporary barriers to prevent parking on the verge.

The Town Council urges colleagues within the higher tiers of local government to engage in all steps necessary to get the western end of Bolnore Road brought up to standard and adopted once and for all. This could coincide with the implementation of traffic calming measures, and parking restrictions (say weekdays between 09:00 and 10:00 hours, and 13:00 and 14:00 hours) to prevent commuter parking.

The Town Council requests that developer Section 106 contributions for local community infrastructure are allocated towards the proposed Country Park on land off of Hurstwood Lane.'

DM/19/4550 – Turvey Wood, Lewes Road

Franklands

Oak tree – crown thin by 25% and reduce branches overhanging 26 Woodridge Close back to boundary. Amended description 30/12/2019.

The Town Council notes the amended description dated 30/12/2019 and defers this decision to Mid Sussex District Council's Tree Officer.

DM/19/4881 – 38 Gordon Road

Heath

Single storey rear extension, two storey side extension and loft conversion. (Amended description 23.12.2019.)

The Town Council notes the amended description dated 23/12/2019 and has no comment to make.

DM/19/5136 – 17 America Lane

Bentswood

Erection of an outbuilding in the rear garden measuring 6.5m wide, 7.0m deep and 2.5m high for use as a hobby workshop, gym, home office and garden storage. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers the decision to Mid Sussex District Council.

DM/19/5146 – 5 Laburnum Way

Franklands

Single storey rear extension and internal remodelling.

No comment.

DM/19/3853 – 26 Lucastes Lane

Lucastes

Proposed two storey side extension. (Amended plans received 06.12.2019.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 06/12/2019) and has no comment to make.

DM/19/4863 – 1 Beech Cottages, St. Johns Road

Ashenground

Front porch, front driveway and rear parking. (Amended plan submitted 10.01.2020.)

Whilst the Town Council notes the representations from two local residents (received by Mid Sussex District Council on 15/01/2020) and also notes that works in respect of the rear parking area have already been carried out, it has no comment to make.

DM/19/4118 – 59–63 South Road

Ashenground

Subdivision of existing ground floor retail space to provide 2 no. retail units. Change of use of rear first floor storage area to increase size of current gym in addition to changing to 24 hour/7 days a week opening. Infill side extension between adjoining building at ground and first floors to provide new self-contained access to first floor. Erection of new bin/cycle store and rear 1st floor extension.

The Town Council **supports** this application, which appears to accord with Policies B2 and B3 of the Haywards Heath Neighbourhood Plan. The premises are in a prime footfall, town centre location and the proposed subdivision of the ground floor into two self-contained retail units, coupled with other refurbishment works and an extension to the existing first floor gym, would deliver a welcome upgrade to facilities and an improvement to the street scene. Whilst the two ground floor units would add retail amenity appeal to the locality and would provide employment opportunities, the enhancement of the gym would improve health and well-being facilities in the town.

DM/19/4760 – 20 Mayflower Road

Bentswood

Retrospective application for the erection of a boundary fence 2m high and approximately 9m long. Also, remove hedge and replace with a fence adjacent to Woodlands Road up to the end of property.

With regard to the 'artificial hedge' that has been erected to screen the boundary fence and thus minimise its impact on the character of the street scene, Members of the Town Council are struggling to appreciate any aesthetic merit that the 'hedge' might have. Inevitably, it will deteriorate over time through UV exposure and general wear and tear, and will eventually result in an unattractive feature. Therefore, the Town Council requires it to be replaced by a suitable living/organic alternative.

DM/20/0021 – 11 Summerhill Close

Heath

Remove existing rear conservatory and construct a single storey rear extension.

No comment.

DM/20/0039 – 20A Mill Green Road

Heath

Proposed access and parking area.

No comment.

DM/20/0062 – Land to the rear of 24 Penland Road

Lucastes

Oak (T2) – reduce by 2 metres.

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

DM/20/0082 – 86, 88 and 90 Bentswood Road

Bentswood

T1 row of small Holly trees to reduce in height by 3m. T2 Oak to reduce and shape by 3m.

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

DM/20/0089 – 27 New England Road

Bentswood

Single storey side return extension with roof windows, to meet the extent of the rear elevation of the property.

No comment.

ITEM 5

LICENSING TEAM
LICENSING ACT 2003 –
WEEKS COMMENCING 13, 20 & 27 JANUARY 2020
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/20/0086	16.01.2020	Premises	Mr Erol Yuzey	Zeytin Café-Restaurant 112 South Road HAYWARDS HEATH RH16 4JY	No	New Premises Licence	23.02.2020

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 Licences) Starting day after application received

Week 1

DM/20/0068 - 59 Balcombe Road	Heath
Removal of existing porch, part front wall and internal staircase. Replace with 2 storey glazed front extension with pitched roof, insert new staircase and apply new smooth render to ground floor front elevation.	
DM/20/0122 - Upper Flat 71 Western Road	Bentswood
First floor extensions over existing ground floor to the front of the building and infill of rear corner. Changes to fenestration.	
DM/20/0144 - 2 Oathall Road	Bentswood
Proposed single storey rear extension and single storey infill side extension.	
DM/20/0146 - 47 Wivelsfield Road	Ashenground
Construction of a three bedroom dwelling.	
DM/20/0172 - 86 Sunnywood Drive	Ashenground
Loft Conversion, internal alterations Creation of rear dormer in existing roof, conversion of eaves space into habitable 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/20/0189 - 32 Lucastes Road	Lucastes
T1(Spruce) – Fell, T2(Conifer) – Fell	
DM/20/0194 - 7 The Grove	Franklands
Oak - Reduce crown by 2 metres and remove all epicormic growth on main trunk.	
DM/20/0212 - 34 Lucastes Road	Lucastes
Removal and replacement of a rear two storey extension.	
DM/20/0230 - Byeways 36 Lucastes Road	Lucastes
T1 Norweigan Pine, T2 Himalayan Cypress, T3 Leylandi, T4 and T5 Golden Leylandii - Reduce crowns by up to 4m.	
DM/20/0238 - Clarks Unit 7 The Orchards	Heath
Consent to display 1x illuminated fascia sign and 1x non-illuminated projecting sign.	
DM/20/0239 - 15 Sherwood Drive	Lucastes
Ash - Reduce crown by 3-4m	
DM/20/0247 - 57 Lucastes Avenue	Lucastes.
Remove fallen Alder from pond. Reduce Conifer back to old points. Remove Ash tree.	

Week 2

DM/20/0244 - 58 Sergison Close	Lucastes
Retrospective permission for partition to allow a partial garage conversion to create utility room. Installation of French doors in place of 2 windows in rear elevation and creation of extended driveway to accommodate 2 car spaces with a felling of 1 laburnum tree.	
DM/20/0252 - Montrose Birch Close	Franklands
Two storey side and rear extension with 2x rear facing first floor Juliette balconies.	
DM/20/0262 - Brooklea 3 West Common Lindfield	Heath
Ground floor rear extension.	
DM/20/0292 - HSBC 38-40 South Road	Heath
Consent to display replacement non-illuminated ATM header signage.	
DM/20/0300 - 4 Sergison Road	Lucastes
Part two storey and part first floor side extension.	
DM/20/0306 - 24 Rushwood Close	Franklands
Demolition of existing garage with single storey side and rear extension. New front porch.	
Week 3	
DM/19/3401 - The Lodge Bennetts Rise	Franklands
Demolition of the existing building and erection of 2no. three-bed semi-detached houses and associated parking. AMENDED PLANS received 16/12/2019 showing revised detailing to external appearance, and Heritage Statement received 30/1/2020.	
DM/19/4668 - 118 South Road	Heath
Three storey rear extension to form storage and office space for the shop. Amended plans received 23.01.2020 showing proposed windows in rear extension.	
DM/20/0122 - Upper Flat 71 Western Road	Bentswood
First floor extensions over existing ground floor to the front of the building and infill of rear corner. Changes to fenestration. (Amended Plans received 30.01.2020)	
DM/20/0226 - Flat 6 Abigail House 53 - 55 Hazelgrove Road	Heath
Replacement of old wooden windows with new double glazed uPVC windows.	
DM/20/0355 - Maytrees Fox Hill	Franklands
Demolition of single garage and erection of a detached triple garage with studio flat above (ancillary accommodation to main dwelling). Loft conversion with new dormers.	
DM/20/0428 - 68 Ashenground Road	Ashenground
Rear and side two-storey extensions, new ancillary garage, single-storey porch, internal alterations, external refurbishment and works.	

Committee Meeting: Planning
Report of: Responsible Financial Officer (RFO)
Date: 4th February 2020
Subject: Haywards Heath Cricket Club – Section 106 (s106) Funding

1. The Community Facilities Project Officer at Mid Sussex District Council (MSDC) has advised the Town Council that she has received a Facility Grant application for £12,000 from Haywards Heath Cricket Club. The application will be considered by MSDC's Cabinet Grants Panel on 25th February 2020.
2. The grant would fund a project which involves the removal of an old shed and the construction of a new 4m², 2.5m high, secure equipment store at the north-western corner of Clair Park. The existing shed is currently used to house the Club's mechanical roller but it is dilapidated and has been subject to the odd break-in. Planning permission for the new store was granted by MSDC on 29th March 2019 under application number DM/18/4994, with the Town Council making 'no comment' regarding the proposals.
3. The Club is based in Clair Park and the 1st XI team now plays in the Premier Division of the Sussex League. It runs 4 successful senior sides and 8 junior sides and has over 200 junior members.
4. A consistent problem for seniors and juniors alike is the poor quality of the outfield, which is maintained by MSDC subcontractors. This affects the quality of the training that the Club can provide for its junior members. The Club believes that the only way to improve the whole outfield is to purchase and store a ride-on mower with rear roller which can be used to supplement the weekly cut of the subcontractor. In order to accommodate both the existing roller and the new ride-on, which might well be expected to be the target of theft, a larger and more secure storage facility is required.
5. MSDC's Community Facilities Project Officer has advised that a contribution of £9,947.89 towards the project can be made by the release of 'Formal Sport' s106 contributions from two specific developments in Haywards Heath. These are as follows:

Location	Application No.	Amount
The Oaks, Paddockhall Road	14/01335/FUL	£7,851.33
Land at Penland Farm	DM/16/1803	£2,096.56
Total		£9,947.89

6. The Town Council is being asked to consider whether it would support the release of the above mentioned total towards this project. The Club has pointed out that the project would meet the 'Strong and Resilient Communities' Priority as laid out in MSDC's Corporate Plan and Budget 2019–2020. Key extracts from the Plan relating to this Priority are as follows:
 - *'continuing to work with partner organisations to build sustainable communities that will deliver a better quality of life for all';*
 - *'develop and approve strategies for: investment in Playing Pitches in the District, in the Council's Community Buildings; and in the Council's Playgrounds, Parks and Open Spaces';*

- *'to improve the health of our residents, develop and deliver a comprehensive community Wellbeing programme';*
 - *'focus on reducing crime and antisocial behaviour on a) public spaces and b) involving and affecting youth by contributing to the development and delivery of partnership projects';*
 - *'engaging and involving our communities in the development and delivery of community facilities and playgrounds'.*
7. Another factor that needs to be taken into account, not just for this particular application but in respect of all s106 contributions, is the date by which funds must be spent in order to avoid them potentially being forfeited. s106 Agreements normally include clauses stating when and how funds will be used by and allow for their return, after an agreed period of time, when they are not.

Recommendation:

8. It is recommended that:

Members AGREE to the release of £9,947.89 of 'Formal Sport' Section 106 monies to Haywards Heath Cricket Club towards a project involving the removal of an old shed and the construction of a new 4m², 2.5m high, secure equipment store at the north-western corner of Clair Park. The funds are to be drawn from the following two developments:

Location	Application No.	Amount
The Oaks, Paddockhall Road	14/01335/FUL	£7,851.33
Land at Penland Farm	DM/16/1803	£2,096.56
Total		£9,947.89

This is conditional on appropriate scrutiny of the grant application by Mid Sussex District Council and the Club being able to secure funding for the entire project – estimated at £12,000 – within a one year time limit.