



## HAYWARDS HEATH TOWN COUNCIL

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24<sup>th</sup> September, 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, 28<sup>th</sup> September 2020 at 7:30pm, via Zoom Video Conferencing**, when the following business will be transacted.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/84666564703?pwd=a2VHR0VKdUFuMjJhNnpUR2dwZWpSdz09>

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, 7<sup>th</sup> September 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.

Appeal Decided: **Maytrees, Fox Hill (DM/20/0355 refers);**

Licensing Applications: **None.**

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To ratify the recommendations of the meeting of the Planning Working Group held on Monday, 14<sup>th</sup> September 2020.
8. 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, 7 September 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

**41. Apologies**

There were none.

**42. Minutes**

The Minutes of the meeting held on Monday, 17 August 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

**43. Substitutes**

There were none.

**44. 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.

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."

**cont.**

#### 44. Members' Declarations of Interest (cont.)

One other declaration was made as follows:

| Member          | Application No. | Location        | Nature of Interest  |
|-----------------|-----------------|-----------------|---|
| Cllr C N Laband | LI/20/1858      | 60 The Broadway | Personal but non-prejudicial – the application site is less than 100m (approx.) from where he lives |

#### 45. Planning Appeals

There were none.

#### 46. Licensing Applications

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

| Application No. & Applicant                             | Application Type | Premises Address                        | Nature of Application/Variation   |
|---|------------------|---|---|
| LI/20/0905<br><br>CM Group (West Sussex) Ltd            | Premises         | 60 The Broadway                         | Variation of premises licence. Sale of alcohol for consumption on and off the premises. Extend the licensable activities and late night refreshment to midnight.<br>Amend the plan of the site to include the outside terrace area.<br>Remove and replace conditions. |
| LI/20/0947<br><br>The Corporation of Chichester College | Premises         | Haywards Heath College<br>Harlands Road | New premises licence. Sale by retail of alcohol for consumption on the premises – Monday to Sunday 12:00 hrs to 23:00 hours   |

Following a lengthy debate concerning application number LI/20/0905 to vary the premises licence at 60 The Broadway, it was **AGREED** that the following representation should be submitted to MSDC's Licensing Team:

1. **inside** of the premises, the Town Council **supports** the proposal to sell alcohol on and off the premises, and to operate as a restaurant and bar up until midnight;
2. **outside** of the premises, the Town Council **objects** to any use whatsoever of the proposed outdoor area located in Heath Road, irrespective of whether the activity is licensable or not. Use of this area would conflict with the promotion of the licensing objectives of:

**cont.**

#### 46. **Licensing Applications (cont.)**

- a. **the prevention of public nuisance**, by virtue of being detrimental to the amenities of residents living in the immediate vicinity, and
  - b. **the protection of children from harm**, by virtue of disturbing the sleep of those living nearby;
3. **outside** of the premises, the Town Council **objects** under any circumstances to the proposed placement of a bar on the outside 'terrace' area located in The Broadway. This is on the grounds that it would conflict with the promotion of the licensing objective of **the prevention of public nuisance**. However, the Town Council would **support** the use of the 'terrace' in The Broadway as a seating area where customers could be served from within the premises, but only until 23:00 hours to comply with Mid Sussex District Council licensing policy.

The Town Council notes that both of the external areas subject to this application are public land under the control of West Sussex County Council.

With regard to application number LI/20/0947, Members welcomed the reopening of this site and the additional public amenity that it would provide.

#### 47. **Comments and Observations on Planning Applications**

Members made comments and observations on 23 planning applications as per Appendix 1 attached.

#### 48. **Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 8:55pm.

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

## APPENDIX 1

### Week 1

#### **DM/20/1470 – Workshop and Garages, North Road**

#### **Bentswood**

Demolition of existing buildings and cessation of existing commercial uses (B1/B8 use) and redevelopment of site to provide 6 new dwellings (C3 use), comprising 5 x terraced units and 1 x detached unit, together with associated car parking and landscaping. Existing accesses from Eastern Road and North Road to be retained. (Amended drawings received on 13.08.2020 to include angled window to bed 1 of plot 6, full hipped roofs to plots A and E and section to show the south-west elevation of plot 6.)

The Town Council notes the submission of amended drawings (received by Mid Sussex District Council (MSDC) on 13/08/2020) which include angled window to bed 1 of plot 6, full hipped roofs to plots A and E, section to show the south-west elevation of plot 6, and three additional parking spaces. Members also note the following documents on MSDC's Online Public Register, which are of particular significance:

- the series of comprehensive and valid objections raised by local resident Mr Jones;
- the email dated 05/08/2020 from MSDC's Senior Planning Officer to the applicant's agent in which she expresses the opinion that the revised drawings have not adequately overcome her original concerns regarding 'overdevelopment and coverage of proposed buildings across the site on this elevated backland location', and impact on residential amenity;
- the consultation responses from West Sussex County Council (WSCC) Highways dated 17/06/2020 and 20/07/2020 which raise no objection, **contrary** to the objection raised (by a different WSCC Officer) in respect of the earlier, similar application for the site (DM/17/2492 refers). At that time, the Officer concluded that '*the proposed development fails to provide safe and suitable access for all users, contrary to paragraph 32 of the National Planning Policy Framework, by virtue of substandard visibility and access width*'. Nothing has changed in this regard.

The Town Council concludes that these latest revisions do nothing to alter its opposition to the application and it therefore reiterates the apposite comments and observations that were previously submitted on 02/06/2020. For the avoidance of doubt, these are as follows:

'The Town Council notes that when compared to the previous application for this site (DM/17/2492 refers), this latest proposal has the following significant differences:

- there are six properties as opposed to seven;
- the orientation of the five terraced houses has been shifted by 90°;
- the detached dwelling has its own private driveway via a second, existing access point located beside no. 2 North Road and behind no. 140 Western Road.

Whilst the proposal may be more visually attractive in design terms, the Town Council believes the outcome would be the same as before and therefore **OBJECTS** to the application for the following reasons:

1. it does not accord with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan;

**cont.**

**DM/20/1470 – Workshop and Garages, North Road (cont.)**

**Bentswood**

2. the point at which the proposed vehicular/pedestrian access to/exit from the site meets the public highway in North Road is considered dangerous and unsuitable for the likely number of vehicle movements that would occur as a result of the development. The access is located on a bend in North Road and because of this, sight lines for vehicles emerging from the development would be inadequate and therefore detrimental to road safety;
3. apart from a 'draw-in' space at the entrance of the proposed vehicular/pedestrian access, it is not wide enough to accommodate two-way traffic. This would be likely to attract standing vehicles which would interrupt the free flow of traffic on the public highway (i.e. North Road) and thereby add to the hazards faced by road users at this point;
4. summing up points 2. and 3. above, the vehicular/pedestrian access is unsatisfactory to serve the proposed development by virtue of inadequate width and visibility;
5. the proposal that pedestrian access to/from the development would be indistinguishable from/shared with the vehicular route – as opposed to a dedicated raised footway – would increase the risks faced by all users of the access;
6. having regard to the limited area of the site, its relationship to existing residential properties and the incidental use of the proposed means of access, the proposal would give rise to an overdevelopment of the site which would be unneighbourly and detrimental to the amenities of those living nearby;
7. the overdevelopment of the site, together with the insufficiently wide access from North Road, would preclude the dwellings from being properly serviced by refuse, goods and emergency services vehicles, all of which would find it difficult to manoeuvre on site;
8. the siting of the proposed refuse bin store for two of the plots, adjacent to the rear boundary of number 18 North Road, would be unneighbourly and detrimental to the amenities of residents living there. This would be by virtue of the noise and disturbance created by the opening and closing of bin lids and the depositing of rubbish;
9. the proposed access meets the public highway in a locality which is heavily used by parents and schoolchildren en route to and from St. Wilfrid's Primary School in Eastern Road. The intensification of use of the access would therefore add to the hazards faced by highway users and would undermine the Safe Routes to Schools initiative advocated by West Sussex County Council.

**DM/20/2805 – Birchwood Grove, 64–66 Sydney Road**

**Heath**

Application for a summer house in the rear garden.

The Town Council **OBJECTS** to this application. This is an application which, in spirit, the Town Council would like to support in terms of the amenity it would provide to the residents and users of the Nursing Home. However, the Town Council has significant concerns relating to the siting of the building. The build process seems to have already begun before permission has been granted and the siting of the building may conflict with neighbouring residential properties. The Town Council asks:

- a. Mid Sussex District Council's Planning Investigations and Enforcement Team to actually visit the site to ascertain whether or not a breach exists;

**cont.**

**DM/20/2805 – Birchwood Grove, 64–66 Sydney Road (cont.)**

**Heath**

b. Mid Sussex District Council's Conservation Officer to determine whether or not the application/siting of the build, if permitted, would breach Conservation Area objectives as outlined in the Haywards Heath Neighbourhood Plan.

**DM/20/2949 – 43 Franklands Village**

**Franklands**

Fir (T1) fell to ground level. Pine (T2) fell to ground level. Silver Birch (T3) to reduce branches of tree crown by 1.5m.

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

**DM/20/2952 – Quillet, Franklands Village**

**Franklands**

Works to 20 no. trees in the front and rear garden. See schedule of works on application form and email.

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

**DM/20/2953 – Land to the rear of 32 Woodridge Close**

**Franklands**

Sweet Chestnut (T1) reduce back branches to trunk on the east side up to a height of 7m.

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

**DM/20/2956 – 7 Lucastes Road**

**Lucastes**

Two Ash (T1 and T2) fell and remove. Oak (T3) reduce back to previous cut points.

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

**DM/20/2959 – 50 Ferny Croft**

**Lucastes**

Side of no. 50: 3 x Sycamore – reduce lateral crown spread growing towards no. 50 by approx. 3m, leaving 4m. Rear of No.50: 2 x Large Oak – reduce lateral crown spread growing towards no. 50 by approx. 2m.

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

**DM/20/2971 – 1 Lower Village**

**Lucastes**

Proposed orangery to front elevation.

The Town Council **OBJECTS** strongly to this poorly designed building of shed-like appearance which is alien to the existing street scene and undermines Principle DG50 (Front and side extensions) of the (Mid Sussex District Council) Draft Mid Sussex Design Guide Supplementary Planning Document, in terms of its negative appearance on the street scene.

**DM/20/2976 – The Heath Recreation Ground, Perrymount Road**

**Heath**

To install a 40m x 8m high ball stop fence along the northern boundary of Haywards Heath Cricket pitch.

The Town Council **SUPPORTS** this application. Whilst noting resident concerns, the principle of installing a ball stop fence in this location has already been established with the granting of permission for an earlier application (DM/19/1742 refers).

## Week 2

### **DM/20/2167 – 56 Sergison Close**

**Lucastes**

Altering lower garden land level and decking extension to existing top terrace path area adjacent to rear of house and fencing at side boundaries of rear garden (additional plans received 18/08/2020; additional information received 21/08/2020; description amended 25/08/2020).

Whilst the Town Council notes the submission of additional plans, additional information and an amended description, and also notes the objection and comments made by a neighbouring resident, it has no comment to make.

### **DM/20/2864 – 118 South Road**

**Heath**

Convert existing flat into two separate one bedroom flats.

No comment other than that the proposed two flats must meet minimum dwelling space standards, and any approval must be subject to the condition recommended by Mid Sussex District Council's Environmental Protection Team, i.e. *'the development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority a report by a competent person demonstrating that sound attenuation measures between the commercial unit at ground floor and residential unit above are effective and achieve a minimum airborne sound insulation value of 55dB (DnTw+Ctr dB). Post completion testing shall be required to show this has been achieved. This shall be submitted to the LPA and approved in writing'*.

### **DM/20/3057 – 9 The Grove**

**Franklands**

Oak (T1) reduce entire crown to shape, reducing height by 1.5–2m, southern lateral spread by up to 2.5m and remaining lateral growth by up to 1–1.5m. Crown thin by 10%. Cherry (T2) (largest), reduce entire crown to shape by up to 2m. Crown lift to give a height clearance of 3.5m from ground level. Sever Ivy. Cherry (T3) (smallest), reduce entire crown to shape by up to 1m. Removal of all substantial dead wood. Sever Ivy.

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

### **DM/20/3060 – 7 Wythwood**

**Franklands**

T1 Copper Beech – crown reduce up to 2m all aspects.

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

### **DM/20/3066 – 2 Myra Mews**

**Bentswood**

T1 Oak – reduce crown by 1.5m.

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

## Week 3

### **DM/20/2705 – 17 Coniston Avenue**

**Lucastes**

Partial conversion of external garage with new external door and window.

No comment.



**DM/20/2998 – 25 Boltro Road****Heath**

Demolition of existing part 4 storey mixed use commercial/residential premises and construction of a new 5 storey all residential building containing 7 new apartments, being 6 no. 1-bedroom apartments and 1 no. 2-bedroom apartment.

The principle of this form of development on this site has already been established with the granting of permission for an earlier application (DM/17/0865 refers). The Town Council has no objections to this latest application on condition that:

1. the proposed refuse bin storage facility is completed and is operational prior to the first occupier(s) moving into the dwellings;
2. 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 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 development will make a useful contribution towards the supply of smaller units of accommodation in the town, and they hope it will provide a much-needed 'facelift' to what was a rather run-down looking property. Nevertheless, it must accord with Policies DP26, DP27 and DP29 of the Mid Sussex District Plan 2014–2031.

The Town Council notes the concerns raised by neighbouring resident Mr Wild regarding the height of the garden fencing, the inclusion of access gates for garden 1 and the replacement of the old gate to no. 17 Boltro Road with a fence panel. It is requested that these be given strong consideration in order to protect the security, privacy and amenity of neighbouring properties.

**DM/20/3037 – Shangri La, Queens Road****Heath**

Three replacement garages.

No comment.

**DM/20/3122 – 23 Trubwick Avenue****Lucastes**

Minor alterations to property, converting existing garage into a new living area with a rear utility room.

In principle, this is an application that the Town Council would like to support. However, it **OBJECTS** because it has concerns based upon its impact on the street scene and that any amendments to the building frontage should comply with Principle DG50 of the (Mid Sussex District Council) Draft Mid Sussex Design Guide Supplementary Planning Document.

**DM/20/3163 – Highwood, 10 Paddockhall Road****Lucastes**

Oak (T1) – reduce height by 4m, crown lift to 3m. Norway maple (T2) – remove 2 x lowest branches over neighbouring garden.

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

**DM/20/3180 – 15 Lewes Road****Franklands**

Sycamore (T1) – reduce crown by 3m.

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

**DM/20/3209 – Lincoln Lodge, 8 Paddockhall Road**

**Lucastes**

Hazel (T1, T2, T3) – re-coppice. Box elder (T4) – fell. Hazel (T5, T6) – re-coppice. Cherry (T7) – fell. Cypress (T8) – fell. Willow (T9) – fell.

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

**DM/20/3217 – 8 Myra Mews**

**Bentswood**

T1 Oak – reduce lowest branch over garden back to growth point and remove lowest branch over neighbouring garden back to main branch and reduce major overhanging limb over neighbour by up to 3 metres and thin crown by 20%. T2 – thin crown by 25% and remove stubs. T3 – remove 2 minor lowest branches and remove stem overhanging summer house back to main branch, thin crown by 20%.

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

**DM/20/3219 – 36 Oathall Road**

**Bentswood**

Oak – crown lift by 3m, thin crown by 10%.

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 | Committee/<br>Delegated<br>Decision | Procedure |
|-------------|------------|------|-------------|-------------------------------------|-----------|
|             |            |      |             |                                     |           |

**NOTIFICATION OF APPEAL DECIDED WITH THE PLANNING INSPECTORATE**

| Date Decided | References   | Site   | Description   | Committee/<br>Delegated<br>Decision | Appeal<br>Decision              | Procedure                           |
|--------------|--|--|---|-------------------------------------|---------------------------------|-------------------------------------|
| 11/09/2020   | AP/20/0030<br>APP/D3830/D/20/325622<br>(DM/20/0355 refers) | Maytrees<br>Fox Hill<br>HAYWARDS HEATH<br>RH16 4QT | 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. | Delegated                           | Part Allowed and Part Dismissed | Fast Track<br>Householder<br>Appeal |

**Week 1**

**DM/20/2614 - Sussex Police Authority Haywards Heath Police Station Bolnore Road Lucastes**  
Erection of a 6m high riser mounted with IP CCTV camera.

**DM/20/3227 - 15 The Droveaway** **Lucastes**  
Silver Birch (T1) overhanging pond. Reduce height to previous points by 3m and spread by 1.5m. Yew (T2) overhanging pond. Reduce overall by 1m to growth points. Beech (T3) overhanging pond. Reduce overall tree by 2m to suitable growth points.

**DM/20/3235 - 32 College Road** **Heath**  
Proposed single storey rear extension.

**DM/20/3254 - Ashley 8 Birchen Lane** **Heath**  
Variation of condition nos 2 and 3 of application DM/19/4771, allowing for changes to approved plans and materials.

**DM/20/3262 - 88 Priory Way** **Bentswood**  
Oak(T1) - Reduce canopy by 2m, thin crown by 10% and remove deadwood

**DM/20/3267 - 2 Quebec Cottages Langridge Lane** **Bentswood**  
Demolition of existing conservatory. Single storey rear extension. Second floor side extension over existing first floor, with pitched roof and front and rear dormers.

**DM/20/3291 - 4 Myra Mews** **Bentswood**  
Oak (T1) crown lift/reduce lower crown by max 2.5m, grading into upper crown.

**Week 2**

**DM/20/3242 - 5 Orchid Park** **Franklands**  
Retrospective application for an external air conditioning unit to side elevation.

**DM/20/3261 - 55 Lucastes Avenue** **Lucastes**  
Cut back trees from telephone line and along drive and front of property by no more than 1.5 metres . Remove 1 Silver Birch and 1 Fir Tree.

**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.

**DM/20/3303 - Mid Sussex District Council Beech Hurst Depot Bolnore Road** **Lucastes**  
Variation of condition 2 relating to planning application DM/19/3619 to substitute revised drawings to allow minor amendments to Plots 10, 11 and 12.

**DM/20/3318 - Ground Floor Flat 71 Haywards Road** **Ashenground**  
Conversion of 2no flats to form 1 dwelling and return the property to its original state.

**DM/20/3324 - 12 Wythwood** **Franklands**  
Norwegian Maple - Reduce crown by approximately 2metres.

|  |                    |
|--|--------------------|
| <b>DM/20/3329 - 1 Little Bentswood</b>   | <b>Bentswood</b>   |
| Single storey rear extension to provide ground floor bedroom and bathroom facilities.  |                    |
| <b>DM/20/3349 - 72 Sydney Road</b>   | <b>Heath</b>       |
| Sycamore (T1) reduce overhang to neighbour by 2-2.5m in accordance with BS3998.  |                    |
| <b>DM/20/3358 - 5 Redwood Drive</b>  | <b>Ashenground</b> |
| T1 - Silver Birch remove. T2 - Silver Birch tree reduce crown by 2m. T3 - Silver Birch tree reduce crown by 2m. T4 - Silver Birch tree reduce crown by 2m.   |                    |
| <b>DM/20/3398 - Burford 7 Birchen Lane</b>   | <b>Heath</b>       |
| Demolition of an existing outbuilding and erection of an outbuilding for the use as a gym, games room, pool changing room and for storage purposes. 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. |                    |
| <b>DM/20/3405 - 30 Lincoln Wood</b>  | <b>Lucastes</b>    |
| Two storey side and rear extension over existing detached garage, joining it to property. First floor rear extension over existing ground floor. Conversion of the roof space to create second floor with rear and side roof lights. Replacement front porch canopy.   |                    |
| <b>Week 3</b>  |                    |
| <b>DM/20/3352 - Brooklea 3 West Common</b>   | <b>Heath</b>       |
| Erection of new 2m high close boarded fence along road frontage.   |                    |
| <b>DM/20/3421 - 66 Edward Road</b>   | <b>Ashenground</b> |
| Proposed roof conversion and extension to first floor  |                    |
| <b>DM/20/3424 - 27 Barry Drive</b>   | <b>Franklands</b>  |
| Loft conversion. 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.  |                    |
| <b>DM/20/3453 - 402-408 Franklands Village</b>   | <b>Franklands</b>  |
| Two storey rear extension and conversion of 4 existing studio flats to form 4 self contained 2 bed flats with associated external works including private gardens and parking area.  |                    |
| <b>DM/20/3455 - Beech House Lucastes Road</b>  | <b>Lucastes</b>    |
| Proposed conversion of existing detached double garage into habitable accommodation.   |                    |
| <b>DM/20/3460 - Lyoth Cottage Lewes Road</b>   | <b>Franklands</b>  |
| Second storey side extension over existing garage and rear extension to form link to existing annexe. Potting shed in garden.  |                    |
| <b>DM/20/3466 - 1 Fields End Close</b>   | <b>Bentswood</b>   |
| Oak (T1) thin by 20% and remove epicormic growth on trunk and major limbs.   |                    |

**DM/20/3485 - 23 Lewes Road**

G1 Row of mature Leylandii. approximately 12 - fell as close to ground level as possible. Grind out stump to 200 mm below ground level.

**Franklands**

**DM/20/3497 - Childrens Playground Heath Recreation Grd Perrymount Rd**

Pinus Nigra (07TE) - Section fell to as close to ground level as possible.  
Tilia Platyphyllos (07TM) - Pollard down to a height of 8m.

**Heath**

**DM/20/3526 - 25 Willow Park**

T13 - Ash - remove the lowest limb back to the main trunk. T14 - Ash - (tree appears as two trees but is in fact one) remove one fork to ground level, remove over hanging branch. T17 Ash - fell and replace. T16 Ash - fell and replace. (Description amended 23.09.2020).

**Franklands**

**DM/20/3534 - 39 Muster Green South**

Copper Sycamore - Reduce overhang by 2 metres

**Lucastes**

**Committee Meeting: Planning Committee**

**Report of:** Town Clerk

**Date:** 28<sup>th</sup> September 2020

**Subject:** Planning Working Group 14<sup>th</sup> September 2020

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**Purpose of Report**

- 1) The purpose of this report is for Members to consider the recommendations of a Working Group.

**Summary:**

- 2) The following report presents the recommendations of the Planning Working Group on a response to the Site Allocations DPD Consultation (Regulation 19) being undertaken by Mid Sussex District Council as the Planning Authority.

**Recommendation;**

**Members are recommended to ratify the recommendations of the Planning Working Group dated 14<sup>th</sup> September 2020 and the response to the consultation on Mid Sussex District Council's - Site Allocations DPD Consultation (Regulation 19) as per Appendix 1 of this report.**

**Background;**

- 3) Members are asked to consider and comment upon the consultation, as previously circulated, namely,
  - Mid Sussex District Council - Site Allocations DPD Consultation (Regulation 19). All of the consultation documents and further information can be viewed online at [www.midsussex.gov.uk/SitesDPD](http://www.midsussex.gov.uk/SitesDPD)
- 4) A recommended response to the consultation is appended to this report within the notes of the Planning Working Group.

**Financial Implications**

- 5) None.

**Town Clerk**

## Notes of the Planning Working Group held on Monday 14<sup>th</sup> September 2020

**Present:** C. Laband (Chair), M. Pulfer, C. Cheney, S Inglesfield and A. McPherson

**Also present:** Town Clerk and R. Bates

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**1. Apologies.**

None

**2. Notes of the meeting dated 2<sup>nd</sup> December 2019.**

Agreed.

**3. Actions 2<sup>nd</sup> December 2019**

It was noted that the application considered (Former Lloyds Pharmacy 56-58 Broadway 19/4509 A3/A4) was heard by the Planning Committee on the 9<sup>th</sup> December 2019, on recommendation from the working group, and was approved with comments submitted Mid Sussex District Council.

**4. Mid Sussex District Council - Draft Site Allocations Development Plan Document (SADPD) - Regulation 19 Consultation**

Members in reviewing the SADPD referred specifically to site allocation SA21 Rogers Farm and as per the regulation 18 consultation in November 2019 upheld their opposition to the site being included in the SADPD.

**Rogers Farm SA 21**

Haywards Heath Town Council (HHTC) objects to the inclusion of this additional site, on the grounds of its poor connectivity and sustainability (in relation to its setting and distance of the Town Centre and local services) and on the basis that it conflicts with Haywards Heath Neighbourhood Plan (HHNP) as it is not within the approved built line of the Town. HHTC objects to the consideration of any development in this area of the Town curtilage, which for the absence of doubt means we must object to the inclusion of Rogers Farm.

However, matters have moved on with regards to environmental flooding issues on the adjacent site of Gamblemead, which have deemed to be mitigated, but that still does not give HHTC comfort that Rogers Farm will not exacerbate any flooding issues or cause more environmental damage. The allocation of Rogers Farm is still vastly outweighed by the negative environmental challenges it poses to the neighbourhood and community, and therefore does not provide a significant addition to our combined 5 year land supply.

HHTC would again remind you of the subsequent appeal dismissed by an Inspector for the above reasons.

Please note (Previous) COMMENTS FROM HAYWARDS HEATH TOWN COUNCIL ON A SUPPLEMENTARY ISSUE RELATING TO APPLICATION NUMBER DM/19/2764 – GAMBLEMEAD, FOX HILL

Further to our comments supporting an additional 19 units on the Gamblemead site, Councillors have received direct complaints from residents in Cape Road, detailing serious flooding issues in, or proximate to, the restricted build area. The flooding has necessitated emergency removal of surface water. These actions have been required to prevent wider contamination of the nearby water course with foul/raw sewage. Considering this ongoing problem, the Town Council now requests that any decision to approve this additional build is deferred, pending a full drainage report detailing how this



ongoing problem will be rectified. Currently, residents suffer noise from site gate opening and closing every few minutes during the night and the noise and disturbance from tankers entering and leaving the site. The antisocial noise emanating from this unwanted activity is reducing residents' enjoyment of their homes, and disturbing their sleep, so may constitute a further environmental health issue.

Further to (above) HHTC previous revised/additional comments for the additional 19 units at the Gamblemead development, 19/2764 submitted 31/10/2019 – HHTC do not have sufficient confidence to support or indeed promote any further development proximate to this location.

**With specific reference to page 55 SA21 of the Draft Site Allocations DPD**

**\*\*The requirement to prevent water course contamination evacuation of raw sewage/contaminated water via the ongoing provision of 24/7 tanker operation during adverse weather conditions is unacceptable.**

**The SA 21 extracted sections below underline the gravity of the environmental challenge this additional site would pose unless a permanent and sustainable solution is provided BEFORE any planning application is considered.**

**Biodiversity and Green Infrastructure**

Undertake a holistic approach to Green Infrastructure provision through biodiversity and landscape enhancements within the site that connect to the surrounding area.

- Conserve and enhance areas of wildlife value to ensure there is a net gain to biodiversity. Avoid, mitigate and compensate for any loss to biodiversity through ecological protection, enhancement and mitigation measures.
- Incorporate SuDs within the Green Infrastructure provision to improve biodiversity and water quality.

No mitigation provided by MSDC/WSCC- Previous HHTC comments apply requiring provision of traffic lights at the junction of Fox Hill/Hurstwood Lane, combined with a speed limit reduction to 30 MPH.

**Flood Risk and Drainage**

The north western area of the site is at risk of surface water flooding due to the close proximity of watercourses and should not therefore be developed. Provide a Flood Risk Assessment (FRA) to inform the site layout and any necessary mitigation measures that may be required. Any existing surface water flow paths across the site must be maintained.

- Incorporate Sustainable Drainage Systems as an integral part of the Green Infrastructure and open space proposals to improve biodiversity and water quality.

**Same comments apply to the extant permissions granted for the Gamblemead sit have NOT been delivered, and therefore remain in breach. Contaminated Land.** No specific land contamination identified.

**HHTC still would like to re-state its concern of the impact of Burgess Hill sites SA 12 to SA 17**

With the development sites SA 12 to SA 17 being proximate to Haywards Heath, it will have a significant impact on Haywards Heath.

*\*\*\*note; there are already 15,000 car movements a day up and down Isaacs Lane with 1,500 in the rush hour. It is anticipated another 3,000 movements based on*

*employment moves, another 2,000 from the 4000 homes developed plus 4,000 desire travel line car movements resulting from the new road network. We have considerable ongoing concerns relating to road safety and the impact for residents using Isaacs Lane and the Bolnore Roundabouts. In addition,*

Valebridge Road to Wivelsfield Station there are no transport links between HH and BH.

Contract needed with Metrobus reference sustainable transport between BH/HH.

Driving tendencies/consequences relating SA12-17 on HH. HHTC has considerable ongoing concerns relating to through traffic moving through the town on a north/south basis, to/from BH. HHTC further notes the constraints confirmed in 3.9 of the site allocations DPD “HH is particularly effected by the A272 passing around the Town and high car dependency. Drivers detouring through the town centre further exacerbate the problem

HH to BH cycle path must be delivered promised in 18/5114 Northern Arc application.

Due to increased traffic through HH, HHTC needs additional financial support to mitigate the adverse effects on the Town, by provision of section 106 contributions. We note this may not be appropriate and that direct provision of infrastructure improvements would be more practical such as improving major arterial roundabouts.

**Members AGREED to recommend, to the meeting of the Planning Committee to be held on the 28<sup>th</sup> September 2020, the adoption of the response to the Draft Site Allocations Development Plan Document (reg 19) as per the body of the minute above.**

**5. Any Other Business.**

None.

Meeting closed at 6.34pm.