

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 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. Amend the plan of the site to include the outside terrace area. Remove and replace conditions.
LI/20/0947 The Corporation of Chichester College	Premises	Haywards Heath College 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.