

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 28 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

49. Apologies

The following apology was received:

Member	Reason for Absence
Cllr Mrs C Cheney	Holiday

50. Minutes

The Minutes of the meeting held on Monday, 7 September 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

51. Substitutes

There were none.

52. 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 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.**

52. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr M J Pulfer	DM/20/3242	5 Orchid Park	Personal and prejudicial – the application property borders his own property and will impact on his residential amenity <i>Cllr Pulfer withdrew from the meeting whilst this item was being considered</i>
Cllr C N Laband Cllr M J Pulfer	DM/20/3303	Beech Hurst Depot, Bolnore Road	Are Members of MSDC, which owns the application site
Cllr C N Laband Cllr M J Pulfer	DM/20/3497	Children's Playground, Heath Recreation Ground, Perrymount Road	Are Members of MSDC, which owns the application site

53. 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
11/09/2020 AP/20/0030 APP/D3830/D/20/325622 (DM/20/0355 refers)	Maytrees Fox Hill HAYWARDS HEATH 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.	Part Allowed and Part Dismissed

54. Licensing Applications

There were none.

Regarding one of the licensing applications that had been considered at the previous meeting – namely application number LI/20/0905 for 60 The Broadway – Councillor Laband informed Members that the Town Council's comments had been disallowed because they had not quite met licensing objectives or the requirements in terms of specific detail, which was disappointing. However, he had followed up with West Sussex County Council (WSCC) directly over the use of public land for private purposes. He had written as an MSDC Councillor directly to WSCC asking them to comment regarding the transparency of that use. He would report back to the Committee when he had received a reply.

55. Comments and Observations on Planning Applications

Members made comments and observations on 28 planning applications as per Appendix 1 attached.

56. Consultation on MSDC Regulation 19 Submission Draft Site Allocations Development Plan Document

Members had been provided with the notes and a recommendation from a meeting of the Planning Working Group (PWG) held on Monday, 14 September 2020. The PWG had met in order to consider and formulate the Town Council's response to the consultation on MSDC's Regulation 19 Submission Draft Site Allocations Development Plan Document, which was due to close at midnight.

Members **AGREED** to ratify the recommendation of the PWG without amendment, thus enabling the Town Clerk to submit the Town Council's response to the consultation before the deadline. The response is as per Appendix 2 attached.

57. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:20pm.

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

APPENDIX 1

Week 1

**DM/20/2614 – Sussex Police Authority, Haywards Heath Police Station,
Bolnore Road**

Lucastes

Erection of a 6m high riser mounted with IP CCTV camera.

No comment.

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.

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

DM/20/3235 – 32 College Road

Heath

Proposed single storey rear extension.

No comment.

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.

The Town Council draws the Mid Sussex District Council Planning Officer's attention to the objections raised by the neighbouring resident and asks her to check thoroughly the veracity of that statement. Other than that, the Town Council offers no comment.

DM/20/3262 – 88 Priory Way

Bentswood

Oak(T1) – reduce canopy by 2m, thin crown by 10% and remove dead wood.

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

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.

No comment.

DM/20/3291 – 4 Myra Mews

Bentswood

Oak (T1) – crown lift/reduce lower crown by max 2.5m, grading into upper crown.

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

Week 2

DM/20/3242 – 5 Orchid Park

Franklands

Retrospective application for an external air conditioning unit to side elevation.

The Town Council gives strong weight to the consultation response submitted by Mid Sussex District Council's Environmental Protection Team on 17/09/2020. If the air conditioning unit does not meet the standard condition for noise from plant, as laid down, the application should be refused.

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.

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

DM/20/3293 – The Barn, Parkfield Way

Lucastes

Enlargement of car parking from 15 to 25 spaces. Erection of 4 no. 5.95m high lighting standards and the installation of solar lights.

No comment.

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.

No comment.

DM/20/3318 – Ground Floor Flat, 71 Haywards Road

Ashenground

Conversion of 2 no. flats to form 1 dwelling and return the property to its original state.

No comment.

DM/20/3324 – 12 Wythwood

Franklands

Norwegian Maple – reduce crown by approximately 2 metres.

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

DM/20/3329 – 1 Little Bentswood

Bentswood

Single storey rear extension to provide ground floor bedroom and bathroom facilities.

No comment.

DM/20/3349 – 72 Sydney Road

Heath

Sycamore (T1) – reduce overhang to neighbour by 2–2.5m in accordance with BS3998.

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

DM/20/3358 – 5 Redwood Drive

Ashenground

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.

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

DM/20/3398 – Burford, 7 Birchen Lane

Heath

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.

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

DM/20/3405 – 30 Lincoln Wood

Lucastes

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.

No comment.

Week 3

DM/20/3352 – Brooklea, 3 West Common

Heath

Erection of new 2m high close boarded fence along road frontage.

No comment.

DM/20/3421 – 66 Edward Road

Ashenground

Proposed roof conversion and extension to first floor.

No comment.

DM/20/3424 – 27 Barry Drive

Franklands

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.

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

DM/20/3453 – 402–408 Franklands Village

Franklands

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.

No comment.

DM/20/3455 – Beech House, Lucastes Road

Lucastes

Proposed conversion of existing detached double garage into habitable accommodation.

No comment.

DM/20/3460 – Lyoth Cottage, Lewes Road

Franklands

Second storey side extension over existing garage and rear extension to form link to existing annexe. Potting shed in garden.

Because there were no plans available to view on Mid Sussex District Council's Online Public Register, consideration of this application was deferred until the next meeting scheduled for 19th October 2020.

DM/20/3466 – 1 Fields End Close

Bentswood

Oak (T1) – thin by 20% and remove epicormic growth on trunk and major limbs.

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

DM/20/3485 – 23 Lewes Road

Franklands

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

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

DM/20/3497 – Children's Playground, Heath Recreation Ground, Perrymount Road **Heath**
Pinus Nigra (07TE) – section fell to as close to ground level as possible. Tilia Platyphyllos (07TM) –
pollard down to a height of 8m.

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

DM/20/3526 – 25 Willow Park **Franklands**
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 overhanging branch. T17 Ash – fell and
replace. T16 Ash – fell and replace. (Description amended 23.09.2020.)

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

DM/20/3534 – 39 Muster Green South **Lucastes**
Copper Sycamore – reduce overhang by 2 metres.

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

APPENDIX 2

Response to Consultation on MSDC Regulation 19 Submission Draft Site Allocations Development Plan Document

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 4,000 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.