

## HAYWARDS HEATH TOWN COUNCIL

### PLANNING ADVISORY GROUP

#### Notes of the meeting held on Monday, 28 June 2021

C N Laband (*Chairman*) \*\*  
A C McPherson (*Vice Chairman*)  
Mrs C Cheney  
C C J Evans  
Mrs S J Inglesfield  
R A Nicholson  
M J Pulfer  
S Wickremaratchi

\* Absent

\*\* Apologies

#### 18. Apologies

The following apology was received:

Member	Reason for Absence
Cllr C N Laband	Personal matter

#### 19. Minutes

The notes of the meeting held on Monday, 7 June 2021 were confirmed.

#### 20. Substitutes

There were none. However, with Councillor McPherson acting as Chairman in the absence of Councillor Laband, he nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was seconded by Councillor Mrs Cheney and **AGREED** unanimously by Members.

#### 21. Members' Declarations of Interest

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."

#### 22. Planning Appeals

There were none.

**23. Licensing Applications**

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

<b>Application No. &amp; Applicant</b>	<b>Application Type</b>	<b>Premises Address</b>	<b>Nature of Application/ Variation</b>
LI/21/0555  Places For People Leisure Ltd	Premises	Dolphin Leisure Centre Pasture Hill Road HAYWARDS HEATH RH16 1LY	Minor variation – remove sale of alcohol and related conditions

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

Members made comments and observations on 33 planning applications as per Appendix 1 attached.

**25. Urgent Item – Environmental Checklist**

Councillor McPherson informed Members that just prior to *this* meeting, a meeting of the Environmental Working Group had taken place. It had been very productive and he was now the Chairman. Talking to the Town Clerk and along with the Chairman of the Planning Committee, Councillor McPherson wanted to develop an Environmental Checklist which the Planning Committee would use – alongside the Haywards Heath Neighbourhood Plan (HHNP), the Mid Sussex District Plan 2014–2031 and law – when considering applications. The Checklist would enable the Planning Committee to be really robust in its discussions, particularly on matters concerning the environment.

Councillor Pulfer thought that Councillor McPherson's proposal was very sound and advised that in the next month, the Town Council would be revisiting the whole of the HHNP, of which the Environmental Checklist could become a part. The review was going to be a very substantial piece of work. Those who had been on the Town Council when the original HHNP was developed would remember that it had entailed a substantial amount of work by everybody. The review needed to be got on with because the HHNP *did* need updating.

Members were very supportive of the notion of 'officially' linking up the environment with planning, including their respective Working Groups.

**26. Urgent Item – Unlicensed Building Contractors on the Highway**

Councillor Wickremaratchi stated that he thought Members needed to consider where builders stored their building materials when carrying out works, because he had had an issue in Boltro Road where for one year and three months, they had been storing materials on the highway without a licence. This was totally unsafe and it had only been in the last week that he had managed to get West Sussex County Council Highways Officers to remove them from there. It had also stopped residents from using on-street parking there. Councillor Wickremaratchi stated that he believed there was a problem with this kind of practice throughout West Sussex and that it was something to think about.

Councillor McPherson stated that this issue of unlicensed storage on the highway could be fed into the Town Clerk or possibly another route for it to be addressed could be found.

The meeting closed at 8:16pm.

*This meeting was conducted and recorded using the Zoom video conferencing application. It was not a meeting of the Planning Committee as virtual meetings may not take place after 7<sup>th</sup> May 2021. However, face to face meetings have been suspended until the Government lifts the restrictions on social distancing which will allow a return to the Council Chamber and/or the Town Hall is ready to host a physical meeting with Members and staff fully vaccinated. The Town Council has agreed not to hold any meetings before 1<sup>st</sup> September 2021 but has resolved that meetings may commence in the interim if agreed by the Mayor/Leader and Town Clerk. Therefore, these Advisory Group meetings are to allow Councillors to have discussions on decisions that are needed to be made via delegated authority. The delegation is to the Clerk in consultation with the Chairman and Vice Chairman, as the Town Council can delegate authority to an officer but not to an elected member. The Group's discussions have therefore assisted the Clerk in his deliberations, there has been no voting and no decisions made by the Planning Committee, which is now an Advisory Group.*

## APPENDIX 1

### Week 1

#### **DM/21/1899 – 45 Greenways**

**Bentswood**

Erection of a single storey side and rear extension to the main house with a small garden office replacing existing brick outbuilding to the rear western boundary of the site.

No comment.

#### **DM/21/1949 – 89 Haywards Road**

**Ashenground**

Single storey rear extension.

No comment.

#### **DM/21/2036 – 26 Lincoln Wood**

**Lucastes**

Construction of a single storey extension to rear, loft conversion with roof alterations, sheltered canopy to main entrance, as well as internal refurbishment.

No comment.

#### **DM/21/2092 – 2 Greenhill Way**

**Franklands**

Demolition of outbuildings and erection of a single storey garage extension.

No comment.

### Week 2

#### **DM/21/1907 – 82 Harlands Road**

**Lucastes**

Two storey front and side extension, and a single storey rear extension. A new roof including loft room and dormer. New front porch.

No comment.

#### **DM/21/1913 – 2 Norton Lees, 9 Oathall Road**

**Heath**

Proposed rear extension and conversion of roof space with roof infill connecting ridges.

No comment.

#### **DM/21/1977 – Coach House at Colwell House, 108 Lewes Road**

**Franklands**

Change of use to ground floor of existing coach house building into residential accommodation. Reconfigure existing building to create 2 no. independent dwellings with associated landscaping and parking to courtyard. Existing stabling to be demolished.

No comment.

#### **DM/21/2000 – 2 Eastern Road**

**Bentswood**

Single storey rear extension with pitched roof.

No comment.

#### **DM/21/2013 – 37 Sunte Close**

**Heath**

Single storey side and rear extensions to existing property.

No comment.

**DM/21/2037 – Bramble Lodge, Lyoth Lane**

**Franklands**

Erection of two storey side extension to detached property, alterations to existing front dormer and creation of porch, complete with associated works.

No comment.

**DM/21/2044 – 37 Hoblands**

**Franklands**

Retrospective planning application for erecting a 198cm tall fence adjacent to the highway. Consisting of replacing old and damaged garden fence, and continuing the fence further down perimeter and bringing it in line with the front of garage.

No comment.

**DM/21/2093 – 20 Balcombe Road**

**Heath**

Extension to outbuilding and changes to fenestration.

No comment.

**DM/21/2102 – 22 Kents Road**

**Ashenground**

1<sup>st</sup> floor rear extension over existing ground floor rear extension.

No comment.

**DM/21/2105 – 6 Charlesworth Park**

**Franklands**

Pollarding or 1x smaller tree (unknown) located back centre and, 1x larger tree (unknown) Crown reduction of appx 3m to a larger tree located back left, with additional thinning of circa 40%.

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

**DM/21/2108 – Princess Royal Hospital, Lewes Road**

**Franklands**

New Urology Unit at Princess Royal Hospital.

The Town Council is pleased to **support** this application and is of the opinion that the new unit would further 'bed in' the Princess Royal Hospital into Haywards Heath.

**DM/21/2117 – 6 Oathall Road**

**Bentswood**

Decked area to the rear.

No comment.

**DM/21/2118 – 28 Pasture Hill Road**

**Lucastes**

Single storey rear extension, new roof over the existing garage and minor changes to the front elevation.

No comment.

**DM/21/2123 – 6 Oathall Road**

**Bentswood**

Front gate at the front of the property leading to the main road at a maximum height of 2m.

No comment.

**DM/21/2129 – Garage block rear of 34 to 56 America Lane** **Bentswood**  
Demolition of existing garages and erection of 8 new dwellings (6 x one-bedroom flats and 2 x two-bedroom flats).

The Town Council welcomes and **supports** this brownfield site application. However, in order to aid refuse collection, it is requested that discreet communal bin storage points are added at each end of the proposed development. To protect resident amenity, collection of refuse must take place after 7:00am.

**DM/21/2150 – 18 Church Avenue** **Heath**  
Single storey infill extension joining onto previously approved single storey extension ref: DM/17/2891.

No comment.

**DM/21/2232 – 14 Barry Drive** **Franklands**  
T1 Cherry – fell to ground level.

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

### **Week 3**

**DM/21/1522 – 61 Farlington Avenue** **Bentswood**  
Holly – coppice 3 oldest stems to base. Repeat partial coppicing on other growth on a 5–7 year basis and thereafter maintain as a coppiced tree on a 5–7 year cycle in perpetuity. (Amended description.)

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

**DM/21/1644 – 33 Cobbetts Mead** **Franklands**  
Single storey rear extensions to lounge/dining area and to garage area, and the redesign of the internal ground floor layout. (Revised plan received 16.06.2021.)

The Town Council notes the submission of a revised plan (received by Mid Sussex District Council on 16/06/2021) and has no comment to make.

**DM/21/1889 – Gatwick Motor World, Burrell Road** **Heath**  
New 3 bay MOT testing centre with office accommodation and parking.

No comment.

**DM/21/2138 – 17 Middle Village** **Lucastes**  
Removal of conservatory and raised decking and provision of single storey rear extension and hard landscape paving.

No comment.

**DM/21/2156 – 134 South Road** **Heath**  
Change of use from retail E to hot food takeaway Sui Generis, the installation of an extraction unit to rear elevation, and a new bin area.

The Town Council is keen to welcome new business and prospective employment opportunities to the town centre. It **supports** this application with the caveat that the opening hours of the proposed business are to be no greater than any other similar establishment in South Road.

**DM/21/2182 – Flowserve, Burrell Road**

**Heath**

Minor amendments to access/egress to the operational site (south entrance) and installation of tactile/dropped kerbs as required.

No comment.

**DM/21/2187 – 19 Weald Rise**

**Franklands**

Variation of condition no. 1 relating to planning reference DM/20/3962, by substituting drawing no. 1133/02 with drawing no.1133/02 Rev B to allow for changes in the roof design and first floor front elevation windows.

No comment.

**DM/21/2187 – 134 South Road**

**Heath**

1 new internally illuminated shop sign.

No comment.

**DM/21/2203 – 8 Grosvenor Hall, Bolnore Road**

**Lucastes**

Cypress (T2) – raise canopy by 2 metres due to partial die back.

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

**DM/21/2213 – 15 Western Road**

**Bentswood**

Removal of existing rear conservatory and pre-fabricated garage (refer to existing photos of details) and erection of new single storey and two storeys side/rear extension.

No comment.

**DM/21/2223 – 7 Oldfield Drive**

**Franklands**

Single storey extension to east side of property at 7 Oldfield Drive.

The Town Council **objects** to this application for the following reasons:

1. given that this relatively recent development consists of well-spaced houses on substantial plots, the proposal would give rise to an overdevelopment of the plot which would be out of keeping with the present character of the area;
2. given that the plot occupies an elevated position above the neighbouring property at no. 1 Primrose Way, the proposal would, by virtue of its bulk and proximity to the boundary, result in an overbearing and unneighbourly form of development which would be detrimental to the amenities of the residents of no. 1 Primrose Way;
3. the proposal would result in increased rainwater run-off and reduced garden soakaway, thereby exacerbating the likely incidence of flooding to no. 1 Primrose Way, which already occurs because of the topography of the land;
4. the proposal fails to accord with elements of Policies E9 of the Haywards Heath Neighbourhood Plan and Policies DP26, DP35 and DP41 of the Mid Sussex District Plan 2014–2031.

Finally, the Town Council wishes to draw attention to the poor set of plans accompanying the application. They lack any clearly defined measurements for the proposed extension, making it difficult for anyone to visualize its size.

**DM/21/2259 – 6 Amberley Close**

Removal of 1 x Oak tree and replanting.

**Lucastes**

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