

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Tuesday, 4 January 2022

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

Also present:

Regarding application number DM/21/4178 – 24 Renfields:  
the applicant, Mr Andrew Box, who was attending in order to observe the Committee's consideration of the proposal;

Regarding application number DM/21/4244 – 47 Wivelsfield Road:  
Mr Jeffrey Boardman, who had registered to speak *against* the application.

#### 91. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Personal matter
Cllr C C J Evans	Precautionary measure relating to COVID-19

#### 92. Minutes

The Minutes of the meeting held on Monday, 13 December 2021 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 93. Substitutes

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

#### 94. 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

**cont.**

**94. Members' Declarations of Interest (cont.)**

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."

**95. Planning Appeals**

Members noted that the following appeal had been **lodged** in respect of MSDC's decision to refuse planning permission:

Date Lodged & References	Site	Description
15/12/2021 AP/21/0068 APP/D3830/W/21/3280552  (DM/20/4509 refers)	1 Beech Hill HAYWARDS HEATH RH16 3RY	New 3 bedroom dwelling in the existing garden.

**96. Licensing Applications**

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

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/21/1555  Martin McColl Ltd	Premises	Morrisons Daily Unit 1 56A America Lane HAYWARDS HEATH RH16 3QB	Minor variation: ① changes to the internal layout of the premises; ② change to trading name.

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

Members made comments and observations on 16 planning applications as per Appendix 1 attached.

**98. Consultation on Proposed Main Modifications to MSDC's Site Allocations Development Plan Document (Sites DPD)**

Members had been circulated with a schedule of the (Secretary of State's) Planning Inspector's suggested Main Modifications to MSDC's Sites DPD, which was currently subject to an 8-week consultation from 29/11/2021–24/01/2022. The Town Council had been invited to comment on these proposed modifications *only* and no other aspect of the Plan.

In a report accompanying the schedule of modifications, the Town Clerk had drawn Members' attention to the following:

- no comment could be made on the allocation of Rogers Farm even though the Town Council had objected to its inclusion at both the Regulation 18 stage and Regulation 19 stage consultations;
- no amendments had been made to the Rogers Farm site by the Inspector;

**cont.**

**98. Consultation on Proposed Main Modifications to MSDC's Site Allocations Development Plan Document (Sites DPD) (cont.)**

- modifications mainly related to housing sites outside of the town, the exception to this being (see Inspector's Main Modifications Reference):
  - **MM3** – inclusion of new criteria based policy to provide for specialist accommodation for Older People and Care Homes within Mid Sussex;
  - **MM12** – modification to Policy SA34: Existing Employment Sites;
  - **MM13** – modification to Policy SA35: Safeguarding of Land for and Delivery of Strategic Highway Improvements;
  - **MM15** – modification to Appendix B: Monitoring Framework – by inserting additional table – to ensure the Plan is in accordance with national policy on habitats and biodiversity;
  - **MM16** – inclusion of MSDC's updated housing trajectory within the Plan.

Bearing these points in mind. Members made no comment on this latest consultation and **AGREED** that the Town Clerk be given delegated authority to submit an appropriate response to MSDC.

**99. Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 8:15pm.

## APPENDIX 1

### Week 1

#### **DM/21/3464 – 45 Western Road**

**Bentswood**

Demolition of garage and erection of first floor rear extension, single storey rear/side extension, loft conversion with rear dormer and two roof lights to front elevation. (Amended plans received 26/11/21 and 29/11/21.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 26/11/2021 and 29/11/2021) but is of the opinion that the amendment is not significant enough to have any bearing on the objection and comments that were submitted previously on 08/11/2021. For the avoidance of doubt, these are reiterated as follows:

'The Town Council **OBJECTS** to this application on the basis that the size and scale of the proposed extension to the rear would give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities of neighbouring residents. Furthermore, it conflicts with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031. The Town Council accepts, to some extent, the principle of development for the roof space.

If consideration is given by the Mid Sussex District Council Case Officer to approve the application, the Town Council asks that a light survey be delivered – to protect resident amenity – and that works for the implementation of the development (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) 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.'

#### **DM/21/4162 – 12 Sandy Vale**

**Ashenground**

Proposed two storey rear extension.

No comment.

#### **DM/21/4166 – 32A The Broadway**

**Heath**

Replacement of existing metal single glazed windows on the front and rear elevations of the flat with double-glazed uPVC windows to match style of the existing windows.

No comment.

#### **DM/21/4174 – 78 Haywards Road**

**Ashenground**

Loft conversion including hip to gable, rear dormer and front rooflights, as well as small roof extension to rear and internal alterations.

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/21/4175 – 9–11 Delaware Road**

**Bentswood**

Change of use from former plumbing business (storage and sale of plumbing equipment) to allow unrestricted Class E use (commercial, business and service).

No comment.

**DM/21/4178 – 24 Renfields****Lucastes**

Small rear extension, internal alterations and larger window to a 'link detached' new build house.

No comment.

**DM/21/4192 – 7 Oldfield Drive****Franklands**

Erection of a single storey garden room extension with flat roof to rear of property.

No comment.

**DM/21/4207 – Old 3<sup>rd</sup> Haywards Heath Scout Group Site, Bentswood Crescent** **Bentswood**

Creation of two four-bedroom houses with a private amenity garden space each, on-site parking, covered bicycle storage and refuse storage.

Once again and in principle, the Town Council **SUPPORTS** this application for infill development on a 'brownfield' site, as it did the previous applications numbered DM/20/2776 and DM/21/1569. If this latest proposal is to be approved, it is requested that Mid Sussex District Council apply broadly the same set of conditions that it did when it granted permission for application number DM/21/1569, i.e. conditions 1.–15. and informatives 1.–3. on the Decision Notice. Condition number 6. relating to the submission and approval of a Construction Management Plan is particularly key:

'No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works.

Reason: in the interests of highway safety and the amenities of the area and to accord with Policy DP21 of the Mid Sussex District Plan 2014–2031.'

**DM/21/4224 – Oak Lodge, 1 The Anchorhold, Paddockhall Road****Lucastes**

Oak (T1) – oak sectionally dismantled to the main stem and left as a high monolith.

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

## Week 2

### DM/21/3659 – 12 Gander Hill

Heath

Demolish existing conservatory and erect a single storey side extension. Amended plans received 09.12.2021 showing the side extension reduced in size and redesigned to include a part-tiled roof section. Associated new boundary fence and landscaping.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 09/12/2021) showing the side extension reduced in size and redesigned, and has no comment to make.

### DM/21/3763 – Cross Construction Development Site, Rocky Lane

Ashenground

The proposal is to erect 9 apartments within a single three storey building, along with access, parking and landscaping. (Revised plans showing corrected red line boundary received 15.12.2021.)

The Town Council notes the submission of revised plans (received by Mid Sussex District Council on 15/12/2021) but these do nothing to alter the objection and comments that were submitted previously on 26/11/2021. For the avoidance of doubt, these are reiterated as follows:

'In spite of the offer of three units of affordable housing, the Town Council **OBJECTS** to this application for the following reasons:

- it would give rise to an overdevelopment of the site;
- it would reduce agreed landscape amenity and green space for existing residents and would result in parking congestion issues that would spill over on to the public space outside in the roadway;
- the building would result in an overbearing form of development which would be too near the A272 relief road and a monstrous feature at one of the key entry points into the town.

In the event that the application is granted permission, the Town Council requests that it be subject to the following conditions:

1. in view of the likely increase in vehicle movements to and from the apartments, the short stretch of Old Rocky Lane leading from the roundabout on the A272 relief road to the development must be upgraded so that it provides a proper continuous pavement for pedestrians as far as the footpath to Bolnore Village. At present, the pavement ceases shortly after exiting the A272, compelling motorists and pedestrians to use the same part of the highway, which is potentially hazardous and detrimental to highway safety;
2. street lighting provision along the short stretch of Old Rocky Lane should be improved for the benefit of pedestrians and highway safety in general. Care must be taken to ensure that any scheme does not cause undue light pollution for nearby residents;
3. the number of proposed on-site car parking spaces is inadequate and must be increased to ensure that parking does not spill out of the development on to Old Rocky Lane;
4. the design of the apartments should incorporate a scheme for solar panels (as unobtrusive as possible);

Reason: to accord with Policy DP39 of the Mid Sussex District Plan (MSDP) 2014–2031;

**cont.**

**DM/21/3763 – Cross Construction Development Site, Rocky Lane (cont.)**

**Ashenground**

5. electric vehicle charging points should be provided in the allocated parking area and ducting should be laid in order for any remaining parking spaces to be upgraded in the future;

Reason: in the interests of sustainability and as a result of the Government's 'Road to Zero' strategy, and to accord with Policy DP39 of the MSDP 2014–2031;

6. developer Section 106 contributions for local community infrastructure are allocated towards the proposed Country Park on land off of Hurstwood Lane.

Finally, the Town Council asks that Mid Sussex District Council review the ecological status of the site, given its previous status first as a reptile receptor site and then as a site from which reptiles – mainly slow worm and common lizard – were translocated.'

**DM/21/4226 – 19 Fairfield Way**

**Heath**

Proposed first floor extension above existing sun room to north elevation.

No comment.

**DM/21/4244 – 47 Wivelsfield Road**

**Ashenground**

Construction of a new 2-bed dwelling.

The Town Council **OBJECTS** to this application, which is the third relatively recent proposal for this site, after application numbers DM/20/0146 and DM/20/1924 were refused. The Town Council believes the Planning Inspector's main reason for dismissing the appeal following Mid Sussex District Council's refusal of DM/20/1924 remains valid for this latest application and that it should therefore be refused because the proposed development would be harmful to the living conditions of the occupiers of numbers 51 and 53 Wivelsfield Road and of the residents of Rowan House, 55 Wivelsfield Road. The proposed development would conflict with Policy DP26 of the Mid Sussex District Plan 2014-2031 and would also be contrary to Policy H8 of the Haywards Heath Neighbourhood Plan. These policies, amongst other things, protect the living conditions of existing nearby residents.

The Town Council further **OBJECTS** to the application because it represents a back garden (or 'backland') development which would give rise to an overdevelopment of the site.

It is requested that the following comments and observations submitted in respect of the Town Council's objection to the previous application number DM/20/1924 be applied to this latest application because they remain relevant:

'Mid Sussex District Council has previously rejected poorly configured application projects due to the lack of clarity, especially when plans with artistic impressions are inadequate and substandard. This application, as configured, does not provide the confidence required to support development in this cramped location.

This is a commercial build for profit, even though it is billed as a self-build venture, and it is surrounded by neighbouring residential properties.

Should the local planning authority seek to approve this application, despite clear opposition and the lack of sound planning principles, the following conditions must be set in order to balance and protect neighbouring residential amenity:

**cont.**

**DM/21/4244 – 47 Wivelsfield Road (cont.)**

**Ashenground**

1. 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;

2. any conditions required by Mid Sussex District Council's Tree Officer must be fully complied with;
3. given the 'backland' location and limited area of the site – in amongst existing residential properties – and the constraints of the existing access which runs between numbers 45 and 49 Wivelsfield Road, a Construction Management Plan (CMP) shall be submitted for approval by Mid Sussex District Council. The CMP shall include details regarding provision for **a)** the parking of contractors' vehicles and **b)** the safe manoeuvring of construction vehicles from Wivelsfield Road into and along the access to the site, and back again;
4. any damage caused to the access driveway during the course of construction shall be repaired upon completion of the development;
5. adequate provision shall be made for the storage of refuse bins. At no time shall they be stored so as to be permanently on view from Wivelsfield Road and thereby detrimental to the streetscape. This is to accord with Principle DG21 of Mid Sussex District Council's Mid Sussex Design Guide Supplementary Planning Document.'

**DM/21/4248 – The Dutch House, Summerhill Lane**

**Heath**

Proposed single storey rear extension.

No comment.

**DM/21/4253 – 10 Tanners Cross**

**Lucastes**

Erection of a 3m ground floor extension and loft conversion.

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/21/4256 – 11 Lucastes Lane**

**Lucastes**

New single storey rear extensions, new porch and side dormer and internal alterations.

No comment.