

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 10 February 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 Munding
R A Nicholson

* Absent

** Apologies

113. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Holiday
Cllr M J Pulfer	Return from holiday delayed because of bad weather
Cllr S Wickremaratchi	Unwell (<i>Councillor Wickremaratchi had originally agreed to substitute for Councillor Laband</i>)

114. Minutes

The Minutes of the meeting held on Monday, 20 January 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

115. Substitutes

There were none. In the absence of both Councillor Laband (Chairman) and Councillor Pulfer (Vice Chairman), Members were asked to appoint a Chairman and a Vice Chairman for the meeting. Councillor Mrs Cheney nominated Councillor McPherson to act as Chairman. This was seconded by Councillor Mrs Inglesfield and **AGREED** unanimously by the Committee. Councillor Evans nominated Councillor Mrs Cheney to act as Vice Chairman. This was seconded by Councillor Nicholson and **AGREED** unanimously by the Committee.

116. Members' Declarations of Interest

There were none.

117. Planning Appeals

There were none.

118. 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/20/0086 Mr Erol Yuzey	Premises	Zeytin Café-Restaurant 112 South Road HAYWARDS HEATH RH16 4JY	New premises licence

119. Comments and Observations on Planning Applications

Members made comments and observations on 24 planning applications as per Appendix 1 attached.

120. MSDC Consultation on the Release of Section 106 (s106) Monies for a Grant to Haywards Heath Cricket Club

Members had before them a report giving details of the Club's application to MSDC for a Facility Grant of £12,000 to fund a project involving the removal of an old shed and the construction of a new 4m², 2.5m high, secure equipment store at the north-western corner of Clair Park. Planning permission for the store had been granted by MSDC on 29 March 2019 under application number DM/18/4994.

MSDC's Community Facilities Project Officer had advised that a contribution of £9,947.89 towards the project could be made by the release of 'Formal Sport' s106 contributions from the following two developments in Haywards Heath:

Location	Application No.	Amount
The Oaks, Paddockhall Road	14/01335/FUL	£7,851.33
Land at Penland Farm	DM/16/1803	£2,096.56
	Total	£9,947.89

After due consideration, Members felt that a project such as this should receive the backing of the Town Council and it was **AGREED**, therefore, to support the release of £9,947.89 of Haywards Heath-related s106 monies for 'Formal Sport' in the form of a Facility Grant to Haywards Heath Cricket Club for the replacement of its equipment store. The Committee did request, however, that release of the monies should be made conditional on the following:

- appropriate scrutiny of the application by MSDC;
- the Club being able to secure funding for the entire project – estimated at £12,000 – within a one year time limit;
- an enduring requirement to insure the equipment store.

121. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:12pm.

APPENDIX 1

Week 1

DM/20/0068 – 59 Balcombe Road

Heath

Removal of existing porch, part front wall and internal staircase. Replace with 2 storey glazed front extension with pitched roof, insert new staircase and apply new smooth render to ground floor front elevation.

No comment.

DM/20/0122 – Upper Flat, 71 Western Road

Bentswood

First floor extensions over existing ground floor to the front of the building and infill of rear corner. Changes to fenestration.

No comment.

DM/20/0144 – 2 Oathall Road

Bentswood

Proposed single storey rear extension and single storey infill side extension.

No comment.

DM/20/0146 – 47 Wivelsfield Road

Ashenground

Construction of a three bedroom dwelling.

In the event that this application is granted permission, the Town Council requests that this is subject to the following conditions being set:

1. 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;
2. 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;

Reason: to safeguard the amenities of nearby residents and to accord with Policy E9 of the Haywards Heath Neighbourhood Plan, and Policies DP26 and DP29 of the Mid Sussex District Plan (MSDP) 2014–2031;

3. given that there would appear to be an issue regarding right of way for the occupants of number 43 Wivelsfield Road across/along the access, any damage caused to it during the course of construction shall be repaired upon completion of the development;
4. 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 Draft Mid Sussex Design Guide Supplementary Planning Document.

cont.

DM/20/0146 – 47 Wivelsfield Road (cont.)**Ashenground**

Regarding the proposed dwelling itself, the Town Council makes no comment.

DM/20/0172 – 86 Sunnywood Drive**Ashenground**

Loft conversion, internal alterations, creation of rear dormer in existing roof, conversion of eaves space into habitable space. 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/20/0189 – 32 Lucastes Road**Lucastes**

T1(Spruce) – fell, T2(Conifer) – fell.

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

DM/20/0194 – 7 The Grove**Franklands**

Oak – reduce crown by 2 metres and remove all epicormic growth on main trunk.

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

DM/20/0212 – 34 Lucastes Road**Lucastes**

Removal and replacement of a rear two storey extension.

No comment.

DM/20/0230 – Byeways, 36 Lucastes Road**Lucastes**

T1 Norwegian Pine, T2 Himalayan Cypress, T3 Leylandii, T4 and T5 Golden Leylandii – reduce crowns by up to 4m.

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

DM/20/0238 – Clarks, Unit 7 The Orchards**Heath**

Consent to display 1x illuminated fascia sign and 1x non-illuminated projecting sign.

No comment.

DM/20/0239 – 15 Sherwood Drive**Lucastes**

Ash – reduce crown by 3–4m.

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

DM/20/0247 – 57 Lucastes Avenue**Lucastes**

Remove fallen Alder from pond. Reduce Conifer back to old points. Remove Ash tree.

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

Week 2**DM/20/0244 – 58 Sergison Close****Lucastes**

Retrospective permission for partition to allow a partial garage conversion to create utility room. Installation of French doors in place of 2 windows in rear elevation and creation of extended driveway to accommodate 2 car spaces with a felling of 1 laburnum tree.

No comment.

DM/20/0252 – Montrose, Birch Close

Franklands

Two storey side and rear extension with 2x rear facing first floor Juliette balconies.

No comment.

DM/20/0262 – Brooklea, 3 West Common, Lindfield

Heath

Ground floor rear extension.

No comment.

DM/20/0292 – HSBC, 38–40 South Road

Heath

Consent to display replacement non-illuminated ATM header signage.

No comment.

DM/20/0300 – 4 Sergison Road

Lucastes

Part two storey and part first floor side extension.

No comment.

DM/20/0306 – 24 Rushwood Close

Franklands

Demolition of existing garage with single storey side and rear extension. New front porch.

No comment.

Week 3

DM/19/3401 – The Lodge, Bennetts Rise

Franklands

Demolition of the existing building and erection of 2 no. three-bed semi-detached houses and associated parking. AMENDED PLANS received 16/12/2019 showing revised detailing to external appearance, and Heritage Statement received 30/1/2020.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council (MSDC) on 16/12/2019) and a Heritage Statement (received by MSDC on 30/01/2020) and trusts that these will help to address the concerns raised by MSDC's Conservation Officer in her email to the Case Officer dated 20/11/2019. Other than that, the Town Council's previous representation submitted on 13/12/2019 still applies and is reiterated below:

'In common with the previous application for this site – DM/17/2195 refers – the Town Council concludes that, on balance, this application should be **supported**. However, in addition to reiterating the comments and observations that were submitted previously (see below), Members request that the granting of any permission for this latest proposal is also conditional on the following:

- a. the design of the houses should incorporate a scheme for solar panels (as unobtrusive as possible);

Reason: to accord with Policy DP39 of the MSDP 2014–2031;

- b. with reference to advice from West Sussex County Council Highways, electric vehicle charging points should be provided for both houses and ducting should be laid for the remaining parking spaces in order for them to be upgraded in the future. Covered and secure cycle storage should also be provided for both houses;

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;

cont.

- c. the development would benefit from a subtle, low intensity lighting scheme in the parking area and on the footpath that leads from the parking area to The Elms;

Reason: in the interests of resident safety, security and accessibility and to accord with Policy DP28 of the MSDP 2014–2031;

- d. the belt of trees on the northern side of the site must be afforded adequate protection by means of the submitted Tree Protection Plan and the advice of Mid Sussex District Council's Tree Officer.

Comments/observations submitted re DM/17/2195

Members of the Town Council's Planning Committee have decided that, on balance, this application should be **supported**. They have concluded that the proposals would replace what is a low grade building with two houses which could provide useful family accommodation. However, there does seem to be a lack of clarity with regard to a) the parking allocation for the two houses and b) how the revised configuration of the communal parking area will affect residents in Bennetts Rise, and residents from The Elms who have allotted spaces there.

In the event that permission is granted, the Town Council requests that the following conditions are imposed:

1. given the location of the site, within the Southdowns Park development and in a relatively densely populated residential area where there is high demand for residents' parking, a Construction Management Plan shall be submitted for approval by Mid Sussex District Council. The Plan shall provide details as appropriate and shall include arrangements to address the following matters which are of particular concern:
 - i. adequate provision on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles;
 - ii. prohibit the parking of contractors' vehicles in existing residents' allocated parking spaces or in locations that restrict vehicular access – this is particularly relevant to Bennetts Rise;
 - iii. a commitment to make good, at the developer's expense, any damage to local infrastructure (e.g. roads and pavements), hard and soft landscaping (e.g. fencing, verges, green spaces) or residents' properties that is attributable to the development of the site;
2. in order to protect the amenity of local residents, 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–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted.
3. no building shall take place within 15 metres of the belt of trees on the northern side of the site (bordering Colwell Road);
4. as an 'informative', the right of vehicular access to and from the proposed development via Southdowns Park should be formally agreed with the Southdowns Park Residents' Management Company.

cont.

DM/19/3401 – The Lodge, Bennetts Rise (cont.)

Franklands

Finally, the Town Council wishes to place on public record its concerns that the apparent piecemeal nature of applications in this locality appears to have allowed developers to circumvent the requirement to make Section 106 contributions or provide Affordable Housing. The undermining of these important facets of the development process is regrettable.'

DM/19/4668 – 118 South Road

Heath

Three storey rear extension to form storage and office space for the shop. Amended plans received 23.01.2020 showing proposed windows in rear extension.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 23/01/2020) and has no comment to make.

DM/20/0122 – Upper Flat, 71 Western Road

Bentswood

First floor extensions over existing ground floor to the front of the building and infill of rear corner. Changes to fenestration. (Amended plans received 30.01.2020.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 30/01/2020) and has no comment to make.

DM/20/0226 – Flat 6 Abigail House, 53–55 Hazelgrove Road

Heath

Replacement of old wooden windows with new double glazed uPVC windows.

No comment.

DM/20/0355 – Maytrees, Fox Hill

Franklands

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.

No comment.

DM/20/0428 – 68 Ashenground Road

Ashenground

Rear and side two storey extensions, new ancillary garage, single storey porch, internal alterations, external refurbishment and works.

Under Section 6. of the application form – Trees and Hedges – the applicants have stated that no trees or hedges need to be removed or pruned in order to carry out their proposal. The Town Council asks Mid Sussex District Council to seek an assurance that this will indeed be the case, particularly with regard to the siting and construction of the new garage. Notwithstanding this concern, the Town Council has no further comment to make.