

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 2 March 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

Also present: Mr and Mrs King - Mrs King spoke regarding application number DM/20/0483 in objection.

122. Apologies

There were none.

123. Minutes

The Minutes of the meeting held on Monday, 10 February 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

124. Substitutes

There were none.

125. 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 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."

Personal Declarations were also made by Cllrs Muddin, Laband, Pulfer, McPherson, Cheney and Evans who know the applicant of planning application DM/20/0580 - 7 Portsmouth Lane.

126. Planning Appeals

There were none.

127. Licensing Applications

There were none.

128. Comments and Observations on Planning Applications

Members made comments and observations on 31 planning applications as per Appendix 1 attached.

129. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8.26pm.

DRAFT

APPENDIX 1

Week 1

DM/20/0174 – The Physiotherapy Centre, 11 Heath Road

Heath

T1 Western Red Cedar – reduce crown by 1.5m. T2 Lime – reduce crown by 1m.

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

DM/20/0266 – 36 Fairford Close

Bentswood

Yew (A) – reduce crown by 2 metres; Hazel (B) – removal of 3 older stems to base; Oak (C) – reduce overhang by pond by 2 metres; Hazel (D) – coppice to base; Lime (E) – dead – remove; Hazel (F) – remove oldest 3 stems to base; Holly (G) – reduce by 3 metres; Yew (H–J) – crown reduction of 2 metres, remove dead wood; Ash (K) – reduce by 2 metres; Holly (L) – reduce by 3 metres; Ash (M) – remove; Beech (N) – remove dead wood; Hawthorn (O) – reduce by 2 metres; Holly (P) – reduce to base; Hazel (Q) – coppice right down, and Willow (R) – reduce to base.

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

DM/20/0451 – 63 Sheppeys

Ashenground

Demolish existing dilapidated garage. Construct new 2 storey side extension comprising en suite bedroom and utility/garage space.

No Comment.

DM/20/0464 – 92 Turners Mill Road

Heath

Two storey rear extension, front dormer and front porch.

No Comment.

DM/20/0483 – Mabrook, Summerhill Lane, Lindfield

Heath

Proposed new open porch to front elevation and brick and metal railings and gates to the front of the driveway.

The Town Council objects to planning application DM/20/0483 – Mabrook, Summerhill Lane, noting that some works have already been undertaken and have been stopped due to planning enforcement, on the following grounds;

- 1) The application is contrary to policies E9 and E10 of the Haywards Heath Neighbourhood Plan, which identifies Summerhill Lane as an Area of Townscape Character (ATC). The character of each ATC is derived from a mix of building layouts, styles, landscape and periods, which together combine to form a particular townscape. Local residents' value this character, which gives their area an individual identity with which they can associate. HHTC considers these areas remain an important characteristic of the Town. This application is not meeting the test of these policies as it would break the green setting of Summerhill Lane.
- 2) The application is contrary to policy DP26 - Character and Design of the Mid Sussex District Plan 2014-2031. Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. The policy requires high quality in design with new development that contributes positively to the private and public realm (including streets and open spaces), protects valued townscapes, and creates accessible environments.

Summerhill Lane offers a green corridor link, through the frontages of the properties, between the two settlements of Haywards Heath and the neighbouring Parish of Lindfield (which also designates the Lane as an ATC). So generally, the character of the area has been adversely affected by the works undertaken to date and the application, if approved, would have a long-term adverse effect the street scene of Summerhill Lane. The application would be out of keeping through the introduction of brick

and metal that would break the green environment of property frontages, which is supported with tree lines down each side of the road. In objecting to this application, the Town Council would ask that the applicant make every possible effort to return the area to or make provision to reinstate the area to its former status.

DM/20/0484 – 7 Sydney Road

Heath

Construction of new garage and rear extension and repair and re-lay existing driveway.

No Comment.

DM/20/0489 – Nenagh, 1 Chillis Wood Road

Lucastes

Two storey extension to side and single storey extension to rear.

No Comment.

DM/20/0495 – Clover Court, Church Road

Heath

Works to 17 trees as per Tree Schedule.

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

DM/20/0502 – 27 Lucastes Road

Lucastes

Proposed two storey extension to the front and side.

No Comment.

DM/20/0534 – 60 Lincoln Wood

Lucastes

First floor side extension. Rear-facing first floor balcony.

No Comment.

DM/20/0548 – 15 Lewes Road

Franklands

T1 Horse Chestnut – remove four lowest limbs overhanging neighbouring garden and crown lift branches overhanging driveway by up to 5m.

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

DM/20/0558 – 25 Lewes Road

Franklands

T1, T2, T3 and T4 Oak – reduce crown by up to 4m. C1 and C2 Oak – reduce crown by up to 4m.

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

Week 2

DM/20/0491 – 3 Willow Park

Franklands

Replacement of a brick wall along the rear side of garden with a 2.1 metre closeboard fence and 0.3 metre wooden trellis.

No Comment.

DM/20/0520 – 1 Little Bentswood

Bentswood

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

No Comment.

DM/20/0536 – Car Park, Oathall House, 68–70 Oathall Road

Bentswood

Convert an area of grass (approx. 110m²) to a block-paved hardstanding for up to 5 additional vehicles.

The Council was supportive of the application on the grounds of support for local business, but required that the following conditions be made on the application on the grounds that Oathall House falls within a conservation area and is a listed building;

- 1) That the car park be grasscete in design to allow for grass to continue to grow through, which will remove the need for increased concrete on the site.
- 2) That appropriate screening be introduced to protect neighbouring properties from the increase of traffic movement and door opening and closing.
- 3) That on the grounds that the area in question is larger than needed for five car parking spaces that cycle storage be placed.
- 4) That a revised travel plan is produced for the site.

The decision to support the application was not unanimous so a recorded vote was requested. To this end a vote was taken with six in support of the application, namely, Cllrs Laband, Pulfer, Inglesfield, Muddin, McPherson and Evans and two against, namely, Cllrs Cheney and Nicholson.

DM/20/0556 – 4 Greenhill Way

Franklands

Single storey front extension to form new hallway and shower room.

No Comment.

DM/20/0578 – 7 Orchard Close

Heath

Proposed dormer window to rear elevation. 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/20/0580 – 7 Portsmouth Lane

Heath

Proposed timber garden/summerhouse to rear.

No Comment

Member made formal consideration of the application because of the personal declarations made, but the committee unanimously approved the application.

DM/20/0667 – 6 Wythwood

Franklands

T1 Oak - Remove the two lowest branches overhanging the garden.

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

Week 3

DM/19/5227 – 3 Bruce Close

Ashenground

Demolition of garage/shed to allow for a new detached 3 bed dwelling. Removal of ground floor extension and construction of 2 storey side extension to host dwelling. Amended plans received 24.01.2020 showing revised design of new house.

The Town Council welcomes the evolution of the planning application, which has changed in a positive manner. With the principle of development agreed the Town Council is content with the changes made to the application including the removal of the side window, depth of the work and height. The application is in line with policy H8 of the Haywards Heath Neighbourhood Plan.

DM/20/0672 – Thurlestone, Rocky Lane

Ashenground

Roof dormer and one roof window to front elevation.

No Comment.

DM/20/0690 – 47 Balcombe Road

Heath

Variation of Condition 1 relating to planning application DM/18/0101, so that drawing number 968/02B will be superseded by drawing number 968/02D.

No Comment.

DM/20/0694 – 3 Colwell Close

Ashenground

T1 Scots Pine – remove two branches overhanging garden of 27 Highland Road and reduce top of tree by 2 metres.

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

DM/20/0698 – 31 Oathall Road

Heath

T2 Liquidambar – remove two sections growing out at an angle from main trunk growing over drive and telephone line.

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

DM/20/0709 – 80 Barnmead

Heath

Raise garage flat roof for a garage conversion with roof lantern over and alterations to the front elevation.

No Comment.

DM/20/0721 – 42 Allen Road

Bentswood

Erection of a single storey rear extension extending beyond the rear wall of the original house by 4 metres, to a maximum height of 3.5 metres, and the height of the eaves to 3.5 metres.

No Comment.

DM/20/0730 – Auckland Place, 141–147 Western Road

Bentswood

Proposed roof conversion of existing apartment building to create 2 no. additional apartments, one 1 bed and 1 two bed.

No Comment.

DM/20/0735 – 19 Lucastes Avenue

Lucastes

Proposed two storey rear extension and loft conversion and removal of existing conservatory.

No Comment.

DM/20/0739 – 151 Hoblands

Franklands

To remove existing dilapidated wooden fence with concrete posts and replace with part brick, part wooden fence of a similar height. Remove 2 existing wooden gates and replace with like for like wooden gates.

No Comment.

DM/20/0781 – 47 Lucastes Avenue

Lucastes

Conversion of existing garage into a habitable room, first floor extension above and rear extension.

No Comment.

DM/20/0802 – 8 Calbourne

Heath

Conifer – remove lowest branch over highway.

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

DRAFT