

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 14th April 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 Mundin **
R A Nicholson

* Absent ** Apologies

Also present:

Steven Trice (Town Clerk), Andrew Sturgeon (RFO and Deputy Clerk).

Ms Liz Evans and Mr and Mrs Markham observing for part of the meeting in relation to the same application.

Before the meeting commenced the Chairman welcomed all present to Haywards Heath Town Council's first virtual Planning Committee meeting. For housekeeping and transparency, the chairman added that due to physical meetings being suspended, initial thoughts as draft notes had been shared with the committee team. It was emphasised that the notes were not to direct them, but to prime discussion within the new and challenging format, which felt to be an interesting process and sometimes surprising. Fresh arguments, facts and perspectives would be inevitably be presented through the democratic process of the meeting.

The Chairman then, reminding her that the Town Council would be looking at the impact of the development on Haywards Heath, then invited Ms Liz Evans (Stop Haywards Heath Golf Course Development Campaign Team) to speak on DM/20/0559, (Outline application for the demolition/change of use from Golf Course, and erection of up to 725 new dwellings). Ms Evans stated that application should be objected to as it breached existing planning policy and the current application would result in the principle development for further housing on the site due to the existing application not making use the whole golf course. Furthermore, the development was not sustainable due to the lack of infrastructure to support the housing and a road network that would not be able to accommodate an increase in traffic. It was noted that over 1000 signatories had been collected in objection to the development and that of the near 400 comments had been registered by the planning authority that 370 were in objection to the application, which would see the loss of a considerable are of the local green environment. Ms Evans requested that the Committee object to the planning application. The Chairman thank Ms Evans and then opened the meeting.

130. Apologies

Mrs S J Inglesfield due to conflicting meeting.

H A Mundin due to work commitments.

131. Planning Comments for Meeting 23rd March 2020, which was cancelled due to Covid-19 pandemic.

The comments, made in the absence of a formal meeting due to the Covid 19 outbreak, relating to the cancelled meeting Monday, 23rd March 2020 were agreed and duly signed by the Chairman.

132. Substitutes

R. Bates for Mrs S J Inglesfield

133. 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."

Councillor Richard Bates 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."

134. Planning Appeals

There were none.

135. Licensing Applications

There were none.

136. Comments and Observations on Planning Applications

Members made comments and observations on 17 planning applications as per Appendix 1 attached.

137. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8.32pm.

Cont below...

Week 1

DM/20/0690 - 47 Balcombe Road

Heath

Variation of Condition 1 relating to planning application DM/18/0101, to replace approved plans for alterations to the conservatory. (Amended plans received 18.03.2020).

No comment.

DM/20/0781 - 47 Lucastes Avenue

Lucastes

Conversion of existing garage into a habitable room, first floor extension above and rear extension. Amended plans received 16.03.2020.

No comment.

DM/20/0962 - Braydells Hurstwood Lane

Franklands

Alterations to fenestration, including new and replacement windows, and external alterations to cladding and brickwork.

No comment.

DM/20/0966 - Goa Inn 50 The Broadway

Heath

Proposed storeroom area to rear of 50 The Broadway.

Context of DHH and emerging draft HHMP:- In principle this application should be supported to deliver better business infrastructure to support commercial sustainability in this high density mixed-used location.

Note: Previous permission by Orange Square 15/0542 suffered construction work at 07:00, and abuse when complaints were made. Other recent permissions have learnt from this mistake and imposed conditions (19/4509) to make the application acceptable in planning terms.

Current premises suffers from substandard, poorly maintained air source heat exchange units which breach environmental health legislation.

For expediency, decision 19/4509 (D. Lynn) approval for a relevant, and immediately adjacent neighbouring property, detailing a comprehensive list of planning conditions which if applied, would make this application acceptable in planning terms.

Background correspondence from Chairman to Case Officer

“Dear Hamish,

I’m writing to you as chair of HHTC planning committee and apologise for raising this relatively minor item. It’s owned and is clearly intended to be used by Orange Square to help sustain and support the business. Town council will review the application shortly as part of its thrice weekly committee meetings.

I’ve spoken neighbouring residents who voiced concerns over previous applications and ongoing noise emanating from existing equipment which breaches environmental health legislation noise limits, as it disturbs and interrupts sleep, especially in summer. Despite these reservations, they generally support applications such as this, which would if delivered holistically, improve conditions for all nearby neighbours.

Before any determination, can I politely ask that as site visit is undertaken to listen to the exiting heavy roller blind door being raised and lowered at full speed, as this is basically how it is operated at night, sometimes at 01:00 or earlier in the mornings, and that close observation and significance is given to the previous and extremely relevant permission 19/4509 which in many respects mirrors many of the issues raised in this new application, and is therefore directly relevant. Any new doors or equipment should operate in acoustically neutral and neighbourly manner, and in full compliance with current environmental health legislation.

Lastly, the location plan is unclear whether or not a party wall agreement will be necessary, consequently I need to declare an interest as a neighbour and as Director and Company Secretary of Ashurst Place Residents Management Company Limited. That interest however is not prejudicial. and I would be happy facilitate and support a formal party wall agreement, recognising responsibility as good neighbours.”

DM/20/1067- 7 Syresham Gardens

Bentswood

Single storey front extension and part garage conversion with associated alterations.

No comment.

DM/20/1077 - 57 Turners Mill Road

Heath

Single storey extension and conversion of carport to garage.

No comment.

DM/20/1083 - Mabrook Summerhill Lane

Heath

Proposed timber and brick porch with pitched roof and roof tiles to match the existing.

HHTC defers the design aspects of this application to the MSDC Heritage officer due to its inclusion in an area of Townscape Character and proximity to the neighbouring Lindfield conservation area.

We also note that the application forms part of the previous withdrawn application 20/0493 which remains as a negative impact on the streetscape.

Week 2

DM/20/0851 - 2 The Spinney Eastern Road

Bentswood

Construction of 2 no. four bedroom dwellings and alterations with a single storey front and two storey rear extension to the existing dwelling. (Amended description - Tree Report received on 26 March)

This appears to be a sustainable site within the built area of Haywards Heath and thus the principle of development is likely to be allowed. If so, this would constitute windfall residential land supply under section 9.22 HHNP with H8 the relevant policy requirement.

Resident representation has raised relevant planning considerations as Design and Overlooking/Loss of privacy. With over 30 metres between respective properties, this is of less concern in planning terms. However, the developer is required to demonstrate that the application, if permitted does not conflict with the street scene and should not negatively impact upon privacy. Planning statement seeks to address these issues, and the 3D presentation provides a clear pictorial vision of the completed buildings.

Committee supports this application with the support of conditions to control/limit construction hours/deliveries M-F 08:00 to 18:00, Sat 09:00 to 13:00. No work permitted Sundays or Public holidays.

The Arboricultural report details significant challenges which must be addressed under the supervision of MSDC tree officers to ensure tree preservation is maintained as a primary objective, and that a re-planting regime be agreed to address any latent/remaining privacy issues.

DM/20/0964 - 30 Summerhill Close

Heath

Proposed construction of an entrance porch to front elevation.

No Comment.

DM/20/1137 - Central House 25 - 27 Perrymount Road

Heath

Outline application to demolish the existing office building and erection of a new office building and a mixed-use building comprising of up to 42 new 1- and 2-bedroom flats together with the formation of a new access and associated car parking. All matters to be reserved except for access.

Determination date = 25 June 2020

allows more time to consider the wider aspects of this application in terms of its relevance to HHNP, DHH and the forthcoming HHMP. Recommend deferral to facilitate better scrutiny/process.

HHTC defer this application to allow time to consider its effects upon our employment infrastructure/space and relevance to HHNP.

DM/20/1197 - Land Rear Of 17 Wickham Close

Heath

Oak (T1) reduce canopy by 2-3m. Oak (T2) thin by 50%.

Defer to MSDC Tree Officer.

DM/20/1200 - 51 Bentswood Road

Bentswood

Single storey rear extension.

No Comment.

DM/20/0559 Outline application for the demolition/change of use from Golf Course, and erection of up to 725 new dwellings, including 30% affordable housing. Alterations to High Beech Lane. Provision of associated infrastructure including recreation facilities including public open space and play space, community facilities and retail, provision of pedestrian linkages, landscaping and drainage. All matters to be reserved except for access.

The Planning Inspector has instructed MSDC to provide a 5-year land supply, and recent progress on the Site Allocation SPD provides further support to discharge this responsibility, however significantly, this site is not allocated for development and therefore it is contrary to the MSDC District Plan. Moreover, it is not allocated for development, in the Lindfield and Lindfield Rural Neighbourhood Plan either. The application site lies outside the boundaries of Haywards Heath.

Highways matters

The town council is uncomfortable that the Highways report attached to this application lacks the appropriate weight and definition required to enable members to rely upon its vague guidance to make firm decisions, bearing in mind the professional weight that *must* be attached to the report.

Notwithstanding this guidance, the report is specific in some areas, not limited to a paucity/lack of information; indeed the report summary confirms in section 30; **“There are a number of matters relating to highway capacity, sustainable access, and the design of the new link road that would need to be addressed prior to further formal comments being offered.”**

In other words – WSCC are not currently able to offer a reliable professional statement, sufficient to provide a foundation for determination, and more information is therefore required.

Air Quality

We also have additional concerns relating further conflict with pollution and congestion which undermine air quality and conflict with Policy DP29 of the Mid Sussex District Plan 2014 - 2031.

Notwithstanding the comments so far and for the absence of doubt Haywards Heath Town Council OBJECTS to this application and urges Mid Sussex District Council to dismiss the application.

On the contrary, if the application is approved:

Community infrastructure for Libraries, Education, Leisure, Health and Well-Being, and Entertainment are all operating at or above capacity. More investment is needed to maintain facilities for existing and already planned development without the further burden of Golf Course development which would deprive the town of its green space and essential biodiversity balance.

Haywards Heath is the main transport corridor and conduit for commuter traffic navigating through the town from every direction, and moreover it's clear that if the Golf Course development proceeds, the main infrastructure burden will impact Haywards Heath directly.

Road network improvements

As outlined in Haywards Heath Town Council Policy Document, “Destination Haywards Heath” - The town council requires significant funding to be allocated to provide a substantial provision to improve the internal road network of Haywards Heath. Specifically, Haywards Heath urgently requires leveraging the use of its existing central road network to improve efficiency, reduce congestion and to deter unnecessary thru-traffic.

Station Parking

Applicant submission confirms many residents would need to commute to London or Brighton for employment, therefore adding another 300-space requirement to the existing >250 space deficit at the Network Rail Car Park. Notwithstanding the need to build in another 100-space capacity for the future development of Hurst Farm. For the absence of doubt this quantifies a minimum requirement shortfall of 650 spaces, before any allowance for future needs is factored in.

Resident Concerns

HHTC further notes the overwhelming number of resident objections to this application, and therefore our main concerns centre upon the negative affect this development would inflict on our wider community.

Many parts of the south east are suffering from decades of an infrastructure investment drought which has denied development of essential road communication networks. Without significant investment to address and balance this damage, Haywards Heath, without the sustainable social

and economic fabric that our residents need and deserve, will be condemned to become a hollowed-out commuter town.

These infrastructure improvements would be the absolute minimum requirement to provide some acceptable planning compensation measures in order to make the development acceptable in planning terms.

To summarise; This application is full of speculative intent, supported by a portfolio of assertions and unsubstantiated by facts. Significantly WSCC reports underline the paucity of reliable information. The applicant has not demonstrated that considerable and significant social, economic and environmental harm would not be caused by this development if it were to proceed. Combined with an adequate 5-year land supply and multiple conflicts with relevant local plans, **the only conclusion is to object and refuse this application.**

Lastly- The Town Council welcomes and appreciates the professional, inclusive consultation process which the applicant has actively undertaken and supported. This model transparency is encouraged by the Localism Act and is ingrained into the Neighbourhood Planning process

Week 3 TBC

20/0965 Braydells Hurstwood lane - additional new house

- This application site has visited the planning committee on numerous occasions, evidenced by the following list:
- **17/3116** 2 houses
- **19/0206** amended application for 4 dwellings
- **19/3121** add on a bonus floor to each dwelling
- **20/0965** House #5 added to the application site

The town council remains disappointed by the commercial persistence to extract further value from this curtilage/semi-rural location. We remain resolute to opposing further development of this site which is outside the Haywards Heath built area. Rather than waste further resources we repeat ad nauseum our previous comments, and further ask that MSDC officers examine whether there is linked development to this application which would trigger much needed S106 contributions which would benefit the wider community?

DM/20/0807 - Age UK Centre Lamb House 2 Kleinwort Close

Lucastes

Create a multi-use building with deck area and a path leading to Lamb House (amended site plan received 06/04/2020).

No Comment

DM/20/1046 - 5 Frankton Avenue

Franklands

To install a dropped kerb.

No Comment

DM/20/1108 - Unit B The Orchards Shopping Centre 10 St Wilfrids Way

Heath

Remove existing signs and replace with 3 new updated brand logo fascia signs, one illuminated.

No Comment.