

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Monday, 15 June 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:

Councillor R S Bates  
Councillor S Wickremaratchi

Regarding application number DM/20/1858 – Transit House, Triangle Road:

representing the applicants, Mr Ed Perfect, who was attending in order to give an overview *in support of* the proposal and to answer any questions that Members may have;

Regarding application number DM/20/1391 – 11 Blunts Wood Road:

Mrs Angela Butterfield, who was attending in order to observe the Committee's consideration of the proposal;

*the Chairman used his discretion to suspend Standing Orders to enable Mrs Butterfield to clarify how this application differed from the previous application, which had been granted permission in 2017 (DM/17/1200 refers);*

other attendee(s) unknown.

#### 9. **Apologies**

There were none.

#### 10. **Minutes**

The Minutes of the meeting held on Tuesday, 26 May 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

#### 11. **Substitutes**

There were none.

**12. 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) 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."

One other declaration was made as follows:

<b>Member</b>	<b>Application No.</b>	<b>Location</b>	<b>Nature of Interest</b>
Cllr C N Laband	DM/20/1858	Transit House, Triangle Road	Personal but non-prejudicial – knows three of the applicants by virtue of their other activities in the town

**13. Planning Appeals**

There were none.

**14. Licensing Applications**

There were none.

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

Members made comments and observations on 15 planning applications as per Appendix 1 attached.

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

There were none.

The meeting closed at 8:30pm.

*This meeting was conducted and recorded using the Zoom video conferencing application.*

## APPENDIX 1

### Week 1

#### **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. Amended proposed plans received 22.05.2020 showing extensions correctly.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 22/05/2020) and has no comment to make.

#### **DM/20/1670 – Elsdon And Lyndhurst, Colwell Road**

**Franklands**

New single storey rear extension with flat roof. New first floor rear extension with pitched roof into flat roof. New entrance porch to side.

No comment.

### Week 2

#### **DM/20/1391 – 11 Blunts Wood Road**

**Lucastes**

Single storey rear extension connecting the main dwelling to the detached annexe. First floor rear extension above existing ground floor. New front porch. Amended block plan received 02.06.2020 showing neighbouring properties correctly.

The Town Council notes the submission of an amended block plan (received by Mid Sussex District Council on 02/06/2020) showing the relationship between the applicant's property and neighbouring properties correctly. The Town Council **objects** to this application on the grounds that it would conflict with Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

#### **DM/20/1503 – Oakwood, Amberley Close**

**Lucastes**

Partial demolition of existing southern wing and construction of a part two-storey/part three-storey extension to existing care home to provide 34 no. bedrooms and communal/ancillary facilities, with associated parking and landscaping.

The Town Council notes that this application has had to be readvertised as an application affecting the Setting of a Listed Building. For the avoidance of doubt, the Town Council reiterates its original representation, which was submitted on 02/06/2020:

In principle, this is an application that the Town Council would like to be able to support. However, on this occasion, it **STRONGLY OBJECTS** for the following reasons:

1. the proposed extension would, by virtue of its scale, give rise to an overdevelopment of the site which would be overbearing, unneighbourly and detrimental to the amenities of existing residents;
2. the proposal would result in the loss of two Category B trees and three Category C trees which are an integral part of the landscape character of the site. Their removal would be detrimental to visual amenity;
3. the proposal would lead to a reduction in the amount of outdoor amenity space available to existing residents living at the site and this would have a detrimental effect on their well-being;

**cont.**

**DM/20/1503 – Oakwood, Amberley Close (cont.)**

**Lucastes**

4. notwithstanding the increase in the number of on-site parking spaces, the proposal would lead to an intensification in use of the existing single point of access which would add to the hazards faced by highway users and could potentially hinder the free flow of emergency services/refuse/goods vehicles to and from the site;
5. the proposed increase in the number of on-site parking spaces would not be sufficient to cater for the additional number of vehicles resulting from the extension and this would increase the pressure for on-street parking in neighbouring roads, which would be detrimental to the amenities of local residents;
6. the proposal is contrary to Policies E9 and E13 of the Haywards Heath Neighbourhood Plan.

**DM/20/1752 – 32 Woodridge Close**

**Franklands**

Chestnut Tree (T1) – reduce overhanging branches by up to 1–2 metres.

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

**DM/20/1766 – Land north-east of The Kleinwort Centre, Butlers Green Road**

**Lucastes**

Tree works as set out in the schedule of works.

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

**DM/20/1770 – Wychcroft, Franklands Village**

**Franklands**

Silver Birch – reduce crown by 3 metres overall.

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

**DM/20/1777 – 14 Lucastes Road**

**Lucastes**

T1 Beech – reduce crown by 1.5 metres.

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

**Week 3**

**DM/20/1788 – 8 Cattswood Lane**

**Lucastes**

Conversion of existing loft space with rear dormer over staircase to create two additional bedrooms. Installation of 2 x Velux windows to the rear. Single storey rear extension.

No comment.

**DM/20/1841 – 36 Pasture Hill Road**

**Lucastes**

Part single storey front extension, first floor side extension, part single, part two storey rear extension.

No comment.

**DM/20/1854 – Maxwelton House, 41–43 Boltro Road**

**Heath**

Prior approval for change of use from B1 Office to C3 Dwellings (9 Flats).

The Town Council notes that this is a prior approval application for a change of use from offices (Class B1(a)) to dwellinghouses (Class C3) and requests that:

1. cycle storage and some electric vehicle charging points are installed to actually meet the aspiration of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class O;

**cont.**

**DM/20/1854 – Maxwellton House, 41–43 Boltro Road (cont.)**

**Heath**

2. appropriate weight is given to the report of Mid Sussex District Council's (MSDC's) Environmental Health Officer regarding ambient noise levels and other negative acoustic issues surrounding the site, particularly the railway;
3. MSDC's Environmental Health Team give due consideration to internal noise transmission levels from floor to floor. This is an old building which is up for conversion and, unlike a new build, it is unlikely to have substantial soundproofing materials installed between floors and ceilings.

**DM/20/1857 – 67 Vale Road**

**Ashenground**

Two storey side extension, single storey front extension and replacement flat roof dormer to the rear.

No comment.

**DM/20/1858 – Transit House, Triangle Road**

**Ashenground**

Change of use of a funeral directors and former abattoir to a microbrewery and taproom.

Whilst noting the objections raised by local resident Mr John Bedford, the Town Council welcomes and **supports** this application to extend the employment offering in a part of the town that could potentially develop into something of an 'artisan' quarter. There is a pub and a workshop nearby, and this site of an old abattoir has a good catchment area and the proposal would effectively offer a nice, unique artisan product and would include other local produce.

In order to make the application acceptable in planning terms, it must be subject to the following caveats:

1. no deliveries to or collections from the premises shall take place before 7:00am, including waste disposal;
2. hours of operation for the business shall be between the times of 8:00am and 10:00pm;
3. in order to address any concerns over aroma/odour emissions, Mid Sussex District Council's Environmental Health Team shall satisfy themselves that any 'polluting' odours comply with national legislation.

**DM/20/1874 – Red Cross Hall, 29 Paddockhall Road**

**Lucastes**

English Oak tree 06KN – section fell down to as close to ground level as possible.

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

**DM/20/1906 – 2 Quarry Hill**

**Lucastes**

Proposed two storey side extension and first floor extension over existing lounge.

Because this application and accompanying plans had not been available to view on Mid Sussex District Council's Online Public Register, Members agreed to defer making any comments on the proposal until the next meeting of the Planning Committee, scheduled for Monday, 6 July 2020. This would allow them sufficient time to have a look at the plans and to gauge the reactions of neighbouring residents.