

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 6 July 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/20/1924 – 47 Wivelsfield Road:
Mr Jeffrey Boardman, who had registered to speak *against* the application.

17. Apologies

There were none.

18. Minutes

The Minutes of the meeting held on Monday, 15 June 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

19. Substitutes

There were none.

20. Members' Declarations of Interest

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all licensing applications under agenda item 5 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee.

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 Licensing Committee or the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

cont.

20. Members' Declarations of Interest (cont.)

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."

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr C N Laband	DM/20/1388	2-6 The Broadway	Non-prejudicial – the applicants are known to him by virtue of him knowing Mr Brendan Coakley, one of the developers
Cllr C N Laband	DM/20/2114 & DM/20/2115	Victoria House 137 South Road	Non-prejudicial – knows the owners of Victoria House, who run a business there, & does business with them
Cllr Mrs S J Inglesfield	DM/19/5207	Rookery Farm Rocky Lane	Personal but non-prejudicial – lives in Cedar Avenue, which is near the application site

21. Planning Appeals

There were none.

22. Licensing Applications

Members considered the following premises licence applications, which had been lodged with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/20/0633 St. Francis Social & Sports Club (SFSSC)	Club Premises Certificate	Lewes Road	Variation – use of outdoor beer garden & patio area for the consumption of alcohol
LI/20/0669 R and S Traders Ltd	Premises	Mulberrys Franklands Village	New Premises Licence

Regarding the application for SFSSC, it was **AGREED** that the following representation should be made to MSDC's Licensing Team:

the Town Council **OBJECTS** to this application to vary a Club Premises Certificate on the grounds that the Club would not be able to fulfil its responsibilities regarding the promotion of the licensing objectives of **a)** the prevention of public nuisance and **b)** the protection of children from harm.

cont.

22. Licensing Applications (cont.)

a) The prevention of public nuisance

Members are concerned that the consumption of alcohol and beverages in both the beer garden and the patio area until 20:00 would be detrimental to the social well-being of residents living in the immediate vicinity;

b) The protection of children from harm

The beer garden borders Chalkhill, one of the country's leading hospitals for treating children and young people with acute mental health problems and eating disorders. Members are concerned that potentially highly vulnerable children/young people with mental health challenges will be accommodated next to what may, understandably, become a noisy and boisterous outdoor area. This may become a focal point for their interest or concerns, which could have an adverse effect on their well-being.

Regarding the application for Mulberrys, it was **AGREED** that the following representation should be made to MSDC's Licensing Team:

the Town Council is concerned that the premises may have been supplying alcohol on a continual basis prior to this licensing application – *that* implies that it may well have been illegal.

23. Comments and Observations on Planning Applications

Members made comments and observations on 30 planning applications as per Appendix 1 attached.

24. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:50pm.

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

APPENDIX 1

Application deferred from previous meeting

DM/20/1906 – 2 Quarry Hill

Lucastes

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

No comment. The Town Council notes the resident objection, however the previous permission under reference DM/17/3577 has already allowed the principle of redevelopment which this application seeks to renew and revalidate.

Week 1

DM/20/1413 – 26 The Broadway

Heath

Change of use from sui generis to A2 usage, alterations to recessed entrance/front door and installation of air conditioning unit to the rear. (Amended plans received 12.06.2020.)

The submission of amended plans – received by Mid Sussex District Council (MSDC) on 12/06/2020 – is noted. The Town Council **supports** this application to maintain employment space and critically to balance the requirement to protect and enhance neighbouring amenity, with the strict requirement that the conditions required by MSDC's Environmental Protection Officer are applied fully on a sustainable and ongoing basis. Policies B2 and B3 of the Haywards Heath Neighbourhood Plan apply.

DM/20/1902 – Telecommunications Site 76741, HH Railway Station Main Car Park, Clair Road

Heath

Installation of a telecommunications base station. Installation of 1 no. Alpha antenna pole and 1 no. tripod antenna, 3 no. equipment cabinets and associated ancillary works thereto.

No comment.

DM/20/1971 – Heathcote House Dental Practice, 7 Heath Road

Heath

T1 Cherry – fell. T2 Pear – fell.

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

DM/20/1982 – 22 Lucastes Avenue

Lucastes

Liquid Amber, Holly and 2 x Cherry – reduce and reshape by 1m. 1 x Japanese Maple – reduce and reshape by 1m. 1 x Magnolia – reduce height by 2m down to thicker low section and shape. 1 x Camelia – reduce by 1m. 2 x Beech trees – reduce by 1m to balance and shape overall crown, raise canopy 3–4m.

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

DM/20/2012 – 14 Mill Stream Meadow

Heath

Reduce branch of large Ash tree hanging above conservatory by approximately 2.5 metres to the level of boundary fence.

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

DM/20/2032 – Lincoln Lodge, 8 Paddockhall Road

Lucastes

T1 and T3 Norway Maple – reduce height by 4 metres. T2 Spruce – fell. G2 Mixed species, covered in wysteria – reduce height by 1 metre.

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

Week 2

DM/20/0965 – Braydells, Hurstwood Lane

Franklands

Erection of a 3 storey detached dwelling house and garage; landscaping; and diversion of drainage ditch. (Additional drainage details submitted 15.06.2020.)

The Town Council acknowledges that this bonus plot appears to be just inside the Haywards Heath built-up area boundary as determined by the local planning authority, i.e. Mid Sussex District Council (MSDC). Nevertheless, Members note yet another amendment/submission for this plot, this time being additional drainage details received by MSDC on 15/06/2020.

The Town Council repeats its previous strong opposition comments as follows:

'This application site has visited the Planning Committee on numerous occasions, evidenced by the following list:

- DM/17/3116 – 2 houses;
- DM/19/0206 – amended application for 4 dwellings;
- DM/19/3121 – add on a bonus floor to each dwelling;
- DM/20/0965 – house number 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 and remains resolute to opposing further development of this site. 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/20/1441 – 53 Wood Ride

Ashenground

Proposed two storey rear extension, front porch, floor plan redesign and all associated works. (Tree report received 18.06.2020.)

The submission of a tree report – received by Mid Sussex District Council on 18/06/2020 – is noted. The Town Council is concerned that the development of the porch at the front elevation should comply with Policy E9 of the Haywards Heath Neighbourhood Plan to ensure congruity with neighbouring residences to preserve the street scene.

DM/20/1919 – 11 Redwood Drive

Ashenground

12 x Sweet Chestnuts. Cut back to previous cut points to create a crown reduction of between 3 and 5 metres, depending on each tree. Remove all epicormic growth.

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

DM/20/1924 – 47 Wivelsfield Road

Ashenground

Construction of a three bedroom dwelling with associated landscaping.

The Town Council **objects** to this application.

A proposal for this same site (DM/20/0146) was refused only recently, in March 2020, for the reason that it 'would constitute a cramped form of development that would be harmful to the character of the area, harmful to the amenity of future occupiers (overlooking to the study window from the existing upper floor windows of no. 47 and to the occupiers of surrounding properties to the east and west) and would adversely impact on the long-term health of the adjacent protected trees (by pressure from future occupiers to trim or reduce), contrary to Policies DP26 and DP37 of the Mid Sussex District Plan and Policies H8 and E9 of the Haywards Heath Neighbourhood Plan.' (The Town Council believes that Policy E13 of the Haywards Heath Neighbourhood plan was also relevant.) **cont.**

DM/20/1924 – 47 Wivelsfield Road (cont.)**Ashenground**

This is a marginally smaller design only and it still pressures the trees. Nothing else in terms of the application has changed from the previous reason for refusal.

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:

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;

(for the avoidance of doubt, the Town Council reiterates the following conditions which it requested under the previous application (DM/20/0146) and which remain relevant for this latest application)

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 Draft Mid Sussex Design Guide Supplementary Planning Document.

DM/20/2042 – 38 Greenways**Bentswood**

Proposed single storey extension to the side of the property.

No comment.

DM/20/2047 – 21 Wealden Way**Lucastes**

Two storey side and rear extension.

No comment.

DM/20/2048 – 31 Lucastes Avenue**Lucastes**

Porch/canopy extension to the front, single storey extension to the rear.

No comment.

DM/20/2067 – 44 Priory Way**Bentswood**

Ash – reduce height by up to 3 metres, pruning back to suitable secondary growth points, thin overall crown by 10%. Remove ivy. Oak – reduce lateral branches by up to 4 metres, pruning back to suitable secondary growth points. Oak marked in red – remove.

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

DM/20/2073 – 55 Lincoln Wood**Lucastes**

(T1) Silver Birch – fell to the ground and grind out stump due to excessive shading (see 2020015 v1.0 Report) and replant with heavy standard *Betula pendula* 'fastigiata' in alternative position marked on sketch plan.

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

DM/20/2164 – 9 Park Road**Ashenground**

T1 Oak – reduce south side of crown overhanging 3 and 4 Ryecroft by up to 2 metres.

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

DM/20/2196 – 11 Blunts Wood Road**Lucastes**

2 x Oaks – thin crown by 20%.

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

Week 3**DM/19/5207 – Rookery Farm, Rocky Lane****Ansty & Staplefield**

Detailed application for 72 no. residential dwellings (providing some alterations to the schemes already approved under DM/16/4496 and DM/17/4190 – namely to allow 23 no. additional dwellings). (Amended plans received 18th June relating to design matters and taller house type to plots 26/27 and 38/39.)

Whilst the Town Council notes that this site is located in the neighbouring parish of Ansty and Staplefield, the effects of this development will impact entirely upon the town of Haywards Heath. Therefore, it is requested that the appropriate S106 (Local Community Infrastructure) contributions arising from the uplift in the number of dwellings are allocated to the development, management and upkeep of a Country Park, including cemetery and allotments, off Hurstwood Lane, in accordance with the existing S106 Agreement for the Rookery Farm site.

DM/20/1388 – 2–6 The Broadway**Heath**

Demolition of existing building and construction of a retail unit (Class A1–A5 use) and 19 residential apartments, with associated vehicle parking, landscaping and ancillary works, and retention of existing access.

The Town Council has enjoyed substantial pre-application discussions with this developer. The design is much improved; however, Members note the passion for more red bricks and see no need for a blend in with previous mistakes. Members prefer to anchor and mirror the design with the nearby Broadway Chambers (25 The Broadway), Central House (25–27 Perrymount Road) and Halifax building (Orchard House, 32–36 South Road), and critically prefer to create architectural distance from the monstrous Aberdeen House/NatWest building (South Road/1 Muster Green) which is diagonally opposite.

cont.

DM/20/1388 – 2–6 The Broadway (cont.)

Heath

The Town Council has concerns regarding the parking provision of only three spaces and would ideally like to see considerably more. Members would like to see the provision of electric vehicle charging points in all spaces and/or conduit to facilitate expansion.

Members are given to understand that the provision of affordable housing is a challenge on this site and they delegate the decision to Mid Sussex District Council Officers to make the best decision for the community.

The Town Council would like to see:

- the removal of the pre-existing steps leading from the pavement on the southern side of the site, in order to improve site amenity and the street scene
- provision made for the roof to support the installation of solar panels.

The Town Council welcomes the potential improvement this site will deliver for the community, with the provision of employment space. It **supports** the application, subject to the inclusion of the above comments.

DM/20/1513 – 53 Wood Ride

Ashenground

Proposed dropped kerb, landscaping alterations and all associated works.

No comment.

DM/20/1915 – Flinders Coffee, 101 South Road

Ashenground

Replacement of café signs with new, and addition of pole mounted hanging sign.

No comment.

DM/20/2060 – The Architects Office, Gower Road

Ashenground

Prior approval for the change of use of unused first floor A1/A2 space into one bedroom residential unit with associated building works.

No comment.

DM/20/2072 – Beech House, Lucastes Road

Lucastes

Proposed roof extension and conversion of existing detached double garage.

No comment.

DM/20/2106 – 10 George Avenue

Franklands

Garage conversion.

No comment.

DM/20/2114 – Victoria House, 137 South Road

Ashenground

Alterations to the shopfront and the side facing fenestration. Insertion of 3 x rooflights to the side and rear. Removal of external staircase. (Description amended 30.06.2020.)

No comment.

DM/20/2115 – Victoria House, 137 South Road
Consent to display 1 x non-illuminated fascia sign.

Ashenground

No comment.

DM/20/2152 – 7 Franklynn Road

Bentswood

Loft conversion, with rear facing dormer and front facing roof window to create second floor. 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/20/2181 – 90 Lewes Road

Franklands

New front gate.

No comment.

DM/20/2254 – Oakwood Road

Lucastes

T1 (Lime) – pollard at 7m, 1m above crown break. T2 (Lime) – pollard tree at 10m.

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

DRAFT