

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 9 November 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

67. Apologies

There were none.

68. Minutes

The Minutes of the meeting held on Monday, 19 October 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

69. Substitutes

There were none.

70. 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."

cont.

70. Members' Declarations of Interest (cont.)

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr M J Pulfer	DM/20/3966	Land adjacent to 24 Augustines Way	Personal – has known the applicant for all of his life, and the applicant is his gardener <i>Cllr Pulfer abstained from the discussion regarding this item</i>

71. Planning Appeals

Members **noted** the following appeal decision, the appeal having been lodged as a result of MSDC's decision to refuse permission:

Date Decided & References	Site	Description	Decision
26/10/2020 AP/20/0027 APP/D3830/W/20/3252027 (DM/19/5227 refers)	3 Bruce Close HAYWARDS HEATH RH16 4QE	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.	Dismissed

72. Licensing Applications

There were none.

73. Comments and Observations on Planning Applications

Members made comments and observations on 20 planning applications as per Appendix 1 attached.

74. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:04pm.

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

APPENDIX 1

Week 1

DM/20/3703 – 8 Frankton Avenue

Franklands

Conversion of integrated garage into a habitable room with en suite.

No comment.

DM/20/3755 – Development Site at 37 to 39 Perrymount Road

Heath

Variation to condition 9 relating to planning application DM/18/4837 to replace the current wording with: The dwellings shall not be occupied until the parking spaces/turning facilities shown on the approved plans that were submitted with planning application reference DM/18/4837 have been provided and constructed in accordance with those plans. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning of vehicles for occupiers of the development only.

No comment.

DM/20/3761 – 5 Orchard Way

Heath

The proposed works include the following: rear two storey extension; rear single storey extension; small first floor flat roof dormer; addition of a side external door; existing window to side elevation reduced in size; pitched roof to existing bay window.

No comment.

DM/20/3779 – Colwell House, 108 Lewes Road

Franklands

Oak (T1) thin 15% and reduce by 2m (house side). Oak (T2) thin 15%. Group of Sycamore (G3) fell and replace with native specimens. Yew (T4) tidy and reshape. Western Red Cedar (T5) remove and replace. Red Oak (T6) fell. Horse Chestnut (T7) fell/dig up and move. Norwegian Spruce (T8) fell. Group of Oak and various trees (G9) cut back from house.

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

DM/20/3889 – 1 Amberley Close

Lucastes

T1 Oak tree – crown reduce height and lateral spreads back for 3m, crown lift to height of 7 metres.
T2 Oak tree – remove lowest limb north over driveway.

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

DM/20/3907 – 9 Lucastes Road

Lucastes

3 x Conifer trees – reduce by 3.5–4m back to old cut level. 1 x Conifer tree (closest to house) – fell.

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

Week 2

DM/20/3711 – 17 Lewes Road

Franklands

Erection of a new 3 bay garage with room above to the front of the property. Relocation of main entrance from rear to the front of the property, replacement of conservatory with a single storey rear extension. Replacement of front gates and fenestration throughout.

No comment.

DM/20/3758 – 15 Portsmouth Lane**Heath**

Erection of detached double garage building with office within roof space.

No comment.

DM/20/3853 – 36 Wickham Close**Heath**

Proposed roof conversion including rear dormer and front rooflights. 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/20/3859 – 36 Wickham Close**Heath**

Proposed first floor front extension over existing garage to enlarge small bedroom.

No comment.

DM/20/3890 – 45B Wood Ride**Ashenground**

Removal of existing garage, chimney and conservatory. Erection of a two storey extension to north elevation including associated garaging and rear dormer window. Replacement doors to rear elevation.

There was considerable discussion regarding the interrelationship between this latest application and the other application for 45B Wood Ride (DM/20/3539) which had been considered at the previous meeting of the Planning Committee on 19 October 2020. Members agreed to defer making any comments on this application on the basis that they would like more time to consider it in the context of the 'neighbouring' application on the site. It would therefore be tabled again at the meeting of the Planning Committee scheduled for Monday, 30 November 2020.

DM/20/3918 – Land to the South of Bridgers Mill**Heath**

T1 Oak – fell and replant with a heavy standard replacement tree. T2 Oak – sever and remove ivy. T3 Ash – fell. T4 Ash – fell. T5 Ash – fell.

The Town Council shares the concerns of local residents regarding this application. Their comments carry considerable weight and cannot be ignored. Therefore, the Town Council requests that Mid Sussex District Council's Tree Officer carry out a thorough on-site investigation in order to determine the best way forward. If the Tree Officer does permit the felling of the trees, it must be conditional on there being a replacement within one planting season.

DM/20/3962 – 19 Weald Rise**Franklands**

Two storey side extension. First floor front extension. Single storey rear extension. Replacement porch.

No comment.

DM/20/4012 – 37 Blunts Wood Road**Lucastes**

T1 and T2 Oak trees – reduce crown by up to 2 metres back to last cut.

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

Week 3

DM/20/2998 – 25 Boltro Road

Heath

Demolition of existing part 4-storey mixed use, commercial-residential premises and construction of a new 5-storey all-residential building containing seven new apartments, being 6 number 1 bedroom apartments and one number 2 bedroom apartment. Amended plans received 28.10.2020 showing amendments to internal layout to include 2 bed apartment changed to 1 bed. External alterations proposed including changes to ground floor frontage, additional extension to rear at ground and first floor level and additional window to lower ground floor flat. (Amended plans.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 28/10/2020) showing amendments to the internal layout and external alterations. These amendments do not bring about a material change to the comments and observations that the Town Council submitted on 14/09/2020 but they do not address the ongoing concerns of neighbouring resident Mr Robert Wild regarding 'the need for a garden gate for each garden to be added, the need to restore the boundary line replacing the old gate between 25 and 17 Boltro Road, and the need to raise the fencing to the same height as the fence to the north of the boundary'.

For the avoidance of doubt, the Town Council reiterates its previous submission as follows:

'The principle of this form of development on this site has already been established with the granting of permission for an earlier application (DM/17/0865 refers). The Town Council has no objections to this latest application on condition that:

1. the proposed refuse bin storage facility is completed and is operational prior to the first occupier(s) moving into the dwellings;
2. use of the bin storage facility is made mandatory and residents are not permitted to leave their bins outside on the narrow pavement in Boltro Road.

These conditions would safeguard the amenities of nearby residents in terms of noise and disturbance (i.e. the constant use and movement of bins), and outlook (i.e. no one wants to look out on to a street scene that is cluttered with bins).

Members feel that this development will make a useful contribution towards the supply of smaller units of accommodation in the town, and they hope it will provide a much-needed 'facelift' to what was a rather run-down looking property. Nevertheless, it must accord with Policies DP26, DP27 and DP29 of the Mid Sussex District Plan 2014–2031.

The Town Council notes the concerns raised by neighbouring resident Mr Wild regarding the height of the garden fencing, the inclusion of access gates for garden 1 and the replacement of the old gate to no. 17 Boltro Road with a fence panel. It is requested that these be given strong consideration in order to protect the security, privacy and amenity of neighbouring properties.'

DM/20/3838 – 16 Penland Road

Lucastes

Two storey rear extension, partially above existing ground floor. Associated landscaping to front and rear gardens.

No comment.

DM/20/3842 – Warden Park Primary Academy, New England Road

Bentswood

Replacement of existing PVCu and clerestory windows located at roof level, for new powder coated aluminium windows in white colour to match the existing.

No comment.

DM/20/3956 – 3 Boltro Road

Heath

Prior approval for change of use from B1 Office to C3 Dwellings (5 flats).

The Chairman informed the Committee that this application had been withdrawn and so there was no need to discuss it.

DM/20/3966 – Land Adjacent to 24 Augustines Way

Bentswood

Provision of a pair of semi-detached dwellings on land adjacent to 24 Augustines Way.

The principle of a development of this nature on this site has already been established following consent for two semi-detached dwellings under application number DM/18/3132.

In the event that this latest application is granted permission, the Town Council requests that it be conditional on full compliance with the tree protection recommendations contained within the arboricultural report accompanying the application.

DM/20/3976 – North Haven, Fox Hill

Franklands

Removal of existing glazed entrance lobby with single storey side extension.

No comment.