

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 26 May 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: Councillor R S Bates

Regarding application number DM/20/1470 – Workshop and Garages, North Road:

Mr Owen Jones, who was attending in order to observe the Committee's consideration of the proposal.

1. **Apologies**

The following apology was received:

Member	Reason for Absence
H A Mundin	Unwell

Members were unanimous in wishing Councillor Mundin all the best for a full recovery.

2. **Minutes**

The Minutes of the meeting held on Monday, 4 May 2020 were taken as read, confirmed as a true record and duly signed by the Chairman.

3. **Substitutes**

There were none.

4. **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."

cont.

4. 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."

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."

5. Planning Appeals

There were none.

6. Licensing Applications

There were none.

7. Comments and Observations on Planning Applications

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

8. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:35pm.

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

APPENDIX 1

Week 1

DM/20/1421 – 53 Wood Ride

Ashenground

Proposed loft hip to gable with main dormer, floor plan redesign and all associated works at 53 Wood Ride. 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/20/1441 – 53 Wood Ride

Ashenground

Proposed two storey rear extension, front porch, floor plan redesign and all associated works.

The Town Council understands that this application has been invalidated pending the receipt of further information relating to the impact of the proposal on a tree/trees. The Town Council will be happy to reconsider the application if and when it is resubmitted.

DM/20/1444 – 5 Gander Green

Heath

Single storey front extension and part garage conversion together with upgraded material changes to the existing rear conservatory.

No comment.

DM/20/1470 – Workshop and Garages, North Road

Bentswood

Demolition of existing buildings and cessation of existing commercial uses (B1/B8 use) and redevelopment of site to provide 6 new dwellings (C3 use), comprising 5 x terraced units and 1 x detached unit, together with associated car parking and landscaping. Existing accesses from Eastern and North Road to be retained.

The Town Council notes that when compared to the previous application for this site (DM/17/2492 refers), this latest proposal has the following significant differences:

- there are six properties as opposed to seven;
- the orientation of the five terraced houses has been shifted by 90°;
- the detached dwelling has its own private driveway via a second, existing access point located beside no. 2 North Road and behind no. 140 Western Road.

Whilst the proposal may be more visually attractive in design terms, the Town Council believes the outcome would be the same as before and therefore **OBJECTS** to the application for the following reasons:

1. it does not accord with Policies E9 and H8 of the Haywards Heath Neighbourhood Plan;
2. the point at which the proposed vehicular/pedestrian access to/exit from the site meets the public highway in North Road is considered dangerous and unsuitable for the likely number of vehicle movements that would occur as a result of the development. The access is located on a bend in North Road and because of this, sight lines for vehicles emerging from the development would be inadequate and therefore detrimental to road safety;

cont.

DM/20/1470 – Workshop and Garages, North Road (cont.)

Bentswood

3. apart from a 'draw-in' space at the entrance of the proposed vehicular/pedestrian access, it is not wide enough to accommodate two-way traffic. This would be likely to attract standing vehicles which would interrupt the free flow of traffic on the public highway (i.e. North Road) and thereby add to the hazards faced by road users at this point;
4. summing up points 2. and 3. above, the vehicular/pedestrian access is unsatisfactory to serve the proposed development by virtue of inadequate width and visibility;
5. the proposal that pedestrian access to/from the development would be indistinguishable from/shared with the vehicular route – as opposed to a dedicated raised footway – would increase the risks faced by all users of the access;
6. having regard to the limited area of the site, its relationship to existing residential properties and the incidental use of the proposed means of access, the proposal would give rise to an overdevelopment of the site which would be unneighbourly and detrimental to the amenities of those living nearby;
7. the overdevelopment of the site, together with the insufficiently wide access from North Road, would preclude the dwellings from being properly serviced by refuse, goods and emergency services vehicles, all of which would find it difficult to manoeuvre on site;
8. the siting of the proposed refuse bin store for two of the plots, adjacent to the rear boundary of number 18 North Road, would be unneighbourly and detrimental to the amenities of residents living there. This would be by virtue of the noise and disturbance created by the opening and closing of bin lids and the depositing of rubbish;
9. Members are of the opinion that a total of 11 parking spaces is inadequate for the 6 no. 3-bedroom dwellings proposed;
10. the proposed access meets the public highway in a locality which is heavily used by parents and schoolchildren en route to and from St. Wilfrid's Primary School in Eastern Road. The intensification of use of the access would therefore add to the hazards faced by highway users and would undermine the Safe Routes to Schools initiative advocated by West Sussex County Council.

DM/20/1471 – 45 Gower Road

Ashenground

Loft conversion with side dormer. 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/20/1503 – 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.

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;
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/20/1511 – 4 Iona Way**Bentswood**

Proposed part single storey and part two storey rear extension, installation of a new front door to the side elevation blocking up the original front door and creating a new lobby and WC/shower room in part of the existing attached garage and creation of a front-facing bay window in place of the existing bow window/front door.

No comment.

DM/20/1512 – 33 Cobbetts Mead**Franklands**

Single storey rear extension and pergola.

The Town Council is concerned that the proposed location and height of the log burner flue – which is a constituent part of the extension – would have a detrimental polluting effect on the amenities of neighbouring residents. Mindful of Policy DP29 of the Mid Sussex District Plan 2014–2031, the Town Council asks that Mid Sussex District Council's Planning Officer checks this aspect of the application to ensure it meets any regulatory requirements.

Week 2

DM/20/1067 – 7 Syresham Gardens

Bentswood

Single storey front extension and part garage conversion with associated alterations. Amended plans received 07.05.2020 showing amended roof form to extension.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 07/05/2020) and has no comment to make.

DM/20/1551 – 38 America Lane

Bentswood

Conversion of the rear of the currently vacant A1 retail unit into a single residential flat.

The Town Council **OBJECTS** to this application on the following grounds:

1. the conversion of part of the premises to residential accommodation would reduce and thereby undermine the commercial offer of the locality;
2. the proposal is contrary to elements of Policies B2, B3, E9 and E13 of the Haywards Heath Neighbourhood Plan.

Members are also concerned about how effectively the flat could be soundproofed in order to safeguard the residential amenities of not only any future occupier(s) but also the residents living immediately above at no. 38A America Lane.

DM/20/1597 – 28 Sydney Road

Heath

T1 – mature Pine to be felled. T2 – semi-mature Lime to be felled.

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

Week 3

DM/20/0840 – Parkers Garage, The Courtyard, Western Road

Bentswood

Residential development comprising of 4 no. 3 bed semi-detached dwellings and 5 no. 1 bed apartments. Amended plans received 18th June showing revised elevations to proposed flats and houses.

The Town Council notes the submission of amended plans and has nothing further to add to the comments that were submitted on 31/03/2020.

However, Members have noted the representation dated 15/04/2020 from Mrs Diana Botting regarding the fact that the only access to the development will be directly opposite the twitten leading to St. Wilfrid's Primary School in Eastern Road. Previously there were two points of access to the site, one in and one out. It is requested that Mid Sussex District Council's Planning Officer, in consultation with West Sussex County Council Highways, gives due consideration to the implications of this new arrangement for highway safety.

DM/20/1607 – Land adjacent to 133 Priory Way

Bentswood

Horse chestnut tree 00FZ – section fell to as close to ground level as possible and grind out stump.

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

DM/20/1616 – 43 Eastern Road

Bentswood

Formation of first floor and associated roof alterations, front pitched roof extension.

No comment.

DM/20/1621 – 3 Pondsides
A single storey rear extension.

Lucastes

No comment.

DM/20/1646 – Kipling Court, Paddockhall Road
To replace the railings on the balconies.

Lucastes

No comment.

DM/20/1650 – Kipling Court, Paddockhall Road
To replace the railings on the balconies (proposed material glass).

Lucastes

No comment.

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