

Draft planning comments/notes 230320

20/0554 Rear of 50/52 America Lane

Previous comments pertaining to 18/3572 are apposite:

“Application Summary Reference: DM/18/3572 Address: Land to The Rear Of 50 And 52 America Lane Haywards Heath West Sussex RH16 3QB Proposal: Proposed new building comprising of 2 no. new residential units. Case Officer: Joseph Swift Click for further information
Comments Details

Previous Comments:

The Town Council notes that sixteen years ago, under application no. HH/02/00741/FUL, permission was granted for the following proposal at no. 50 America Lane: extension of existing shop. Demolition of existing 2 car garage. Re-build of 2 car garage with 1 flat over.

Notwithstanding the above mentioned (lapsed) consent and because the area in general has changed since then, the Town Council objects to this application for the following reasons:

- the construction of a two-storey building which extends so close to the line of the rear boundary of the property would make it difficult for vehicles to manoeuvre into and out of the garages opposite.
- the proposal would result in the loss of parking amenity and would itself add to the demand for on-street parking in the locality.
- the construction of a two-storey building to the rear of existing business premises with flats above would impede access for/the free flow of trade, refuse and emergency services vehicles.
- the proposal conflicts with elements of Policy E9 of the Haywards Heath Neighbourhood Plan.”

23 March 2020 comments

The previous concerns remain, however the current application for a three bedroom dwelling in this less than auspicious site is damaged by an incredible response from WSCC Highways department, using the excuse of a desktop study to avoid providing an actual real world response, which if undertaken would apply a common sense reality decision, that this building if approved, despite its unsuitability, would require a mandatory parking provision and would constitute unneighbourly development. WSCC Cllr Hillier comments 28 September share and underline this conclusion.

For the reasons detailed HHTC repeats its opposition to this application and objects, Contrary to Policy E9 of HHNP.

20/0840 Parkers Garage – the Courtyard, Western Rd

Previous HHTC comments for the site 19/2777 (withdrawn)

“The Town Council has NO OBJECTION to this application as it complies with policy H4 of the Haywards Heath Neighbourhood Plan, which specifically allocates the site for development and is supported by policy H8, which promotes the best use of brownfield sites in the Town for housing use. The development triggers a mandatory requirement for affordable housing delivery under the MSDP policy DP31. The development will also yield a Section 106 payment, which is requested be allocated to Haywards Heath Cemetery and Nature Reserve both located opposite to the site to be developed”

Neighbouring residents complain of unneighbourly contractor behaviour on the site relating to damage, and concerns over loss of privacy. If the application is approved, HHTC asks that the

Planning officer provides detailed written guidance to the developer outlining how any overlooking/privacy issues can be addressed to reduce any resultant harm.

The principle of development, aligned to HHNP policy is established, and noting that a S106 is in place, HHTC requires its S106 contributions be applied to Haywards Heath Cemetery and Nature Reserve both located opposite to the site to be developed.

Construction hours restrictions M-F 08:00 to 18:00 Sat 09:00-13:00 no work Sunday or Public holidays, together with wheel washing conditioned as top ensure the project is acceptable in planning terms.

20/0883 Tennis Courts Club House in Victoria Park

Extract -Planning Minutes 28 October 2019

“MSDC Consultation on the Release of Section 106 (s106) Monies for a Grant to Haywards Heath Tennis Club

As well as receiving a presentation from members of Haywards Heath Tennis Club and having the opportunity to ask them questions, Members had before them a report giving details of the Club's application to MSDC for a grant of £65,040 towards a £110,000 (approx.) project to replace its clubhouse in Victoria Park. This would provide a modern facility with, amongst other things, electricity, hot and cold running water and an accessible toilet to cater for all.

MSDC's Community Facilities Project Officer was recommending that the full amount of the grant be funded by the release of 'Formal Sport' s106 contributions from four specific developments in Haywards Heath. MSDC was keen to work in partnership with the Club to increase use of the (MSDC-owned) tennis courts and since their resurfacing last year, there had been an increase in public play. The Town Council was being asked to consider whether it would support the release of the funds.

After due discussion and consideration, Members felt that a project such as this should receive the full backing of the Town Council and it was **AGREED**, therefore, to wholeheartedly support the release of £65,040 of Haywards Heath-related s106 monies for 'Formal Sport' in the form of a grant to Haywards Heath Tennis Club for the replacement of its clubhouse. The Committee did request, however, that release of the monies should be made conditional on the following:

- appropriate scrutiny of the application by MSDC.
- the Club being able to secure funding for the entire project within a one-year time limit.
- the Club obtaining three or more written tenders for the project.”

23 March 2020 comments:

Notes comments from Messrs Hall & Kenward relating to the aspect/orientation of the proposed building, however HHTC welcomes the application to provide improved accommodation and sporting facilities, supporting health and wellbeing policy objectives for the town.

Consideration for nets to screen the courts could be put up on the court fence to the south of the courts as this would screen 75% of the houses and the small parcel of land to the south of the clubhouse should have trees planted, under the guidance of MSDC tree officers.

Construction hours restrictions M-F 08:00 to 18:00 Sat 09:00-13:00 no work Sunday or Public holidays.

HHTC supports this application, subject to its comments outlined above.