

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 17 July 2023

S Inglesfield (*Chair*)
D Pascoe (*Vice Chair*)
A Bashar
N Chapman
S Ellis
B King **
D Nicholson
A Platts

* Absent

** Apologies

25. Apologies

The following apology was received:

Member	Reason for Absence
Cllr B King	Holiday

26. Minutes

The minutes of the meeting held on Monday, 26 June 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

27. Substitutes

There were none.

28. Members' Declarations of Interest

Councillor Bashar 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."

29. Planning Appeals

There were none.

30. Licensing Applications

There were none.

31. Comments and Observations on Planning Applications

Members made comments and observations on 19 planning applications as per Appendix 1 attached.

32. Business Plan

Together with an introductory report from the Town Clerk, Members had been provided with a draft business plan for the Planning Committee. This would be supported by an overarching green paper which was due to be presented for consideration and discussion at the meeting of the Full Council on 24 July 2023. The aim was for the business plan to be a fluid document and moving forward, Members would have the opportunity to review, update and amend it.

The draft business plan was **noted**.

33. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8:42pm.

APPENDIX 1

Week 1

DM/23/1449 – 32 Farlington Avenue

Bentswood & Heath East

Proposed split-level decking to the rear garden.

No comment.

DM/23/1598 – 3 The Droveaway

Lucastes & Bolnore

1 x Horse Chestnut, crown reduction by 2.5 metres.

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

DM/23/1612 – 29 Oathall Road

Bentswood & Heath West

G1 Lawson Cypress trees – fell. T1 Oak – reduce the lateral branches by 0.5–1.5m selectively.

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

DM/23/1640 – 46 Lewes Road

Franklands

A rear side, rear infill extension. Replacement of the rear ground floor windows. New pitch roof to replace both the existing conservatory and garden room flat roof.

No comment.

DM/23/1642 – Network Rail Land North Railway Bridge HHeath Station Market Place

North Central

A Radio Equipment Building, an electricity supply sub-station, and a distribution cabinet set within a dedicated fenced compound, along with stretches of 2.4m high palisade fencing and access gates.

No comment.

Week 2

DM/23/0828 – Chester House, Harlands Road

North Central

Proposed redevelopment of existing car park to provide a 5-storey building to the west of Chester House, Harlands Road, for 14 dwellings, together with ancillary residential facilities, and including changes to parking, and additional bin and bike store provision. FLOOD RISK ASSESSMENT received 28th June 2023.

The Town Council notes the submission of a flood risk assessment (received by Mid Sussex District Council (MSDC) on 28/06/2023). Bearing in mind that in the recent past there have been some serious flooding issues in Burrell Road and the surrounding area, the Town Council is pleased that MSDC's Drainage Engineer is working with stakeholders to evaluate the risk that this development might pose.

In addition to its original response submitted on 25/04/2023 (see below), the Town Council requests that West Sussex County Council Highways investigate the merits of implementing the following in the interests of highway safety in the vicinity of the application site:

1. parking restrictions in Burrell Road (outside Burns House) on the approach to the junction with Harlands Road. There is currently on-street parking for three or so cars but this needs to be reviewed in light of the change of use of the site from commercial to residential and the impact that this may have on highway safety;

cont.

DM/23/0828 – Chester House, Harlands Road (cont.)

North Central

2. a safe crossing for pedestrians – either in Burrell Road or Harlands Road – to enable safe onward passage from, for example, the train station to Haywards Heath College, Warden Park Secondary Academy or The Dolphin Leisure Centre and vice versa. The point is that this is a major thoroughfare with significant foot traffic;
3. a 20mph speed limit for Burrell Road.

ORIGINAL consultation response submitted on 25/04/2023:

'Members were pleased to see that the applicant had worked with neighbouring properties to address their concerns relating to the previously refused application, but were still not supportive of the application, even though there had also been an improvement in design, on the following grounds:

- 1) No affordable housing being incorporated into the development and the view that financial payments would not meet the needs of the Town and that the units will be lost. The Town Council have noted the draft Section 106 Agreement looks to address the lack of affordable housing and the requirement for payment before the development of the site. However, the Town Council were again disappointed to note that the Section 106 Agreement does not contain a claw back clause to review the quantum of affordable housing after 75% of units have been let or sold. This should be a standard requirement for any agreement adjustment of S106 negotiations in the future.
- 2) Inadequate parking provision, which would not accommodate occupants and people visiting the development in an area that has lost significant parking provision in recent years.

If the application is deemed to be approved any Section 106 Community Infrastructure monies are allocated to the provision of sustainable infrastructure such as cycle parking and/or litter bins within the locality.'

DM/23/1272 – 47 Lucastes Avenue

Lucastes & Bolnore

Retrospective application for proposed new decking in rear garden at 47 Lucastes Avenue.

No comment.

DM/23/1398 – Flats 7 to 53 Lockhart Court, Southdowns Park

Franklands

Partial replacement of existing damaged roof structure and replacement of roof coverings.

No comment.

DM/23/1537 – Halifax, 32–36 South Road

Ashenground

Restaurant/ Coffee Shop.

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/23/1600 – Sam's Fish Bar, 36 Sussex Road

Ashenground

Erection of a two-storey 2-bed detached dwelling to the rear of 36 Sussex Road.

No comment.

DM/23/1643 – 24 Pasture Hill Road
Rear and side single storey extensions.

Lucastes & Bolnore

At the time of the meeting, this application was not listed on the Mid Sussex District Council Online Public Register.

Week 3

DM/23/0762 – Land opposite 10 Bridgers Mill

North Central

Proposed detached, chalet style, three-bed dwelling house. Sequential Test submitted 6/7/2023.

The Town Council's original response to this application was submitted on 25/04/2023 and is reiterated below. Following a more recent serious flooding event in this vicinity on 20/06/2023 – notably in Burrell Road and Barnmead – Members understand that West Sussex County Council Highways and Mid Sussex District Council have been investigating how and why existing flood prevention/attenuation infrastructure failed. The Town Council would like to know the outcome of these investigations because it has concerns about the impact of this development on future flooding incidents. Building on this undeveloped parcel of land would inevitably result in less natural soakaway, more hardstanding and more surface water run-off; the potential effect of this on neighbouring properties and the surrounding area needs to be assessed.

ORIGINAL consultation response submitted on 25/04/2023:

'The Town Council is supportive of the application, taking note of the objections made by neighbouring properties. Members felt that the new application and the revised design of the house would fit comfortably into the street scene whilst complying with exemplar passive house design. In addition, a detailed landscaping plan should be required with native pollen friendly species being planted so to increase the net bio diversity of the site, which the Town Council would like to see be at least 10%. There was surprise regarding the size of the water tank only being 900 litres and felt that 5000 litres would be more appropriate but this was not a reason not to support the application.'

DM/23/1019 – 37 Sunte Close

North East

Remove existing rear extension/conservatory, new ground floor rear and side extensions. Amended plans received 30.06.2023 showing: side high-level kitchen window reduced in length, roof lantern over utility/dog area removed and proposed external finish to side and rear amended from weatherboard to a coloured silicone render.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 30/06/2023) and has no comment to make.

DM/23/1502 – 15 Portsmouth Lane

North East

Two-storey rear extension. (Revised plan received 27.06.2023. Revised description agreed 30.06.2023.)

No comment.

DM/23/1586 – Twin Oaks, 25 Farlington Close

Bentswood & Heath East

Proposed garage conversion and extension to facilitate assisted living accommodation for elderly relative, and incorporating the creation of two off-street parking spaces and dropped kerb.

No comment.

DM/23/1674 – 23 Bolnore Road

Lucastes & Bolnore

Change of use from single dwelling to 2 no. four-bedroom houses including alterations to external elevations and extensions and alterations to roof.

No comment.

DM/23/1712 – 89 Penland Road

North Central

Demolition of the detached garage and workshop to construct a single storey rear and front extension, two-storey side and rear extension and a storm porch together with associated internal and external alterations.

No comment.

DM/23/1724 – Fieldway House, Lucastes Road

Lucastes & Bolnore

T1 Holly Tree – crown reduction of 3m.

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

DM/23/1728 – 11 Greenhill Park

Franklands

Proposed replacement porch and side link extension.

No comment.

DM/23/1777 – 72 Sydney Road

Bentswood & Heath West

T1 Magnolia – reduce crown by up to 2m and remove limb growing into house. T2 Hawthorn – reduce crown by up to 3m. T3 Sycamore – remove limbs overhanging lawn and neighbour's garden.

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