

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 7 August 2023

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

* Absent

** Apologies

Also present: Councillor Paul Lucraft (*left at 7:54pm approx.*);
regarding application number DM/23/1956 – Maxwelton House, 41–43
Boltro Road:
Mrs Cherry Torrance, a resident of Winkfield Court, who had registered to speak in order to raise some concerns she had about the development in general and the impact it might have on Winkfield Court.

Mrs Torrance thanked the Committee for welcoming her to the meeting. Whilst she wanted to say that she was in no way in opposition to the development, she lived in Winkfield Court – which was immediately adjacent to the site – and had particular concerns. One was about the topography of the locality and the drainage. Looking behind Winkfield Court, it sloped down right to the railway and whilst they [she and her partner] did not have problems as such, they had to be very vigilant about the rainfall and the drainage. The drainage was old because Winkfield Court was probably 1960s. There were garages to the rear, one of which was theirs, and they were very careful about the rainwater coming down from the road and maybe from next door [the development site]. What they were concerned about was that there would be some contiguity, would there not, between the new development and Winkfield Court. She felt that that would be inevitable and therefore hoped that there would be particular awareness of the problems that could exist there.

Councillor Paul Lucraft had very kindly put her on to Mid Sussex District Councillor Christopher Phillips because he had liaison with Clarion Housing [appointed to the Clarion Housing Regional Scrutiny Board in Mid Sussex], the freeholders of Winkfield Court. She understood that it was not the Council's remit to advise freeholders what was going on and so it was up to the residents [of Winkfield Court] to be a bit more involved. She stated that Councillor Phillips had been very sympathetic and that he was going to take matters up with Clarion because their main concern was that Clarion's Area Manager should be involved in the development and with particular regard to drainage.

cont.

The other aspect that they were concerned about was environmental/aesthetic. There was going to be culling of trees – they did not know what – which was going to affect the landscape. At the moment, Winkfield Court had a big back garden which provided an attractive and verdant landscape. Whilst there was bound to be culling of trees, they hoped that there would be respect for this environment but would there be replacement so that their garden would not be adversely affected and would be a good environment for everybody?

Mrs Torrance closed by saying that these were her principal concerns, she was so glad to have been in touch and she was sure Councillor Phillips would do a lot. They thought the development would be an upmarket development and would certainly add to the whole aspect of Boltro Road and would be beneficial to everybody. She reiterated that she was not in opposition but was simply concerned and hoped that there would be overseeing and involvement from those who should be properly involved. She hoped they could go forward in a very positive way.

Councillor Inglesfield advised Mrs Torrance that the Committee would take note of her concerns and thanked her for sharing them with Members.

34. Apologies

The following apology was received:

Member	Reason for Absence
Cllr A Platts	Ill health

35. Minutes

Regarding the meeting held on Monday, 17 July 2023, the Deputy Clerk informed Members that in the draft minutes he had circulated, he had mistakenly recorded Councillor King as being present whereas she had in fact been on holiday, having given her apologies. This error had since been amended and so the minutes, as presented now, were correct. In light of this, the minutes of the meeting held on Monday, 17 July 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

36. Substitutes

There were none.

37. 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."

38. Planning Appeals

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

Date Decided & References	Site	Description	Decision
10/07/2023 AP/22/0039 (DM/21/1775 refers)	5 Frankton Avenue HAYWARDS HEATH RH16 3QX	Appeal against Enforcement Notice for breach of planning control; fence in excess of 1m adjacent to highway.	Enforcement Notice upheld with variation

39. Licensing Applications

Members noted that the following premises licence application had been **lodged** with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/Variation
LI/23/0983 Stefan-Sergiu Scurtu-Visan	Premises	21 Sussex Road HAYWARDS HEATH RH16 4DZ	New Premises Licence

They raised concern that the application gave no indication of how the business was going to differentiate between under 18-year-olds and over 18-year-olds in the sale of alcohol. It just stated that it was going to not sell to under-18s.

Members **AGREED** that more details were required as to how the under-18s rule was going to be implemented. For instance, was the business going to use the Challenge 25 retailing strategy and was it going to maintain a refusals register?

40. Comments and Observations on Planning Applications

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

41. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8:23pm.

APPENDIX 1

Week 1

DM/23/0136 – 106 Franklynn Road

Ashenground

Proposal to drop a kerb to provide access to existing driveway and garage. Amended plans received 11.07.2023 showing revised position of dropped kerb/crossover.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 11/07/2023) showing a revised position for the dropped kerb/crossover. The Town Council **OBJECTS** to this amended proposal for the reason that West Sussex County Council, in its role as local highway authority, has advised that it would be likely that a licence for the access would be refused. This is because the access would be within 10m of a road junction, i.e. the junction with Lowfield Road, which is not permitted under current local Highway Area Office guidance.

DM/23/1685 – Anerley, 1 Shire Lane

Lucastes & Bolnore

Demolish existing porch and replacing with new porch.

No comment.

DM/23/1732 – 67 Kents Road

Ashenground

Removal of existing garage and construction of single storey rear extension.

No comment.

DM/23/1733 – 67 Kents Road

Ashenground

Loft conversion with dormer to rear elevation and rooflights to front elevation.

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/23/1803 – Mulberrys, Franklands Village

Franklands

Change windows and doors to aluminium framed and install shutter boxes above.

No comment.

Week 2

DM/23/1643 – 24 Pasture Hill Road

Lucastes & Bolnore

Rear and side single storey extensions.

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. (Revised plan received 18.07.2023.)

The Town Council notes the submission of a revised plan (received by Mid Sussex District Council on 18/07/2023) and has no comment to make.

DM/23/1868 – Brambles, Hurstwood Lane

Franklands

Alterations to existing utility room and storage area.

No comment.

DM/23/1875 – Millstone, 71A Oathall Road
T1 Beech – crown reduction by 2m.

Bentswood & Heath West

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

Week 3

DM/23/1235 – 12 Gander Green

North East

Single storey building in the rear garden. (Revised plans received 02.06.2023. Section received 24.07.2023.)

The Town Council notes the submission of revised plans and section (received by Mid Sussex District Council on 02/06/2023 and 24/07/2023 respectively) and has no comment to make.

DM/23/1262 – 23–25 Bolnore Road

Lucastes & Bolnore

Variation of condition 2 of planning application DM/20/3310 – to allow for internal reorganisation of the lower ground, ground, first and second floors to provide a more efficient and operationally more appropriate layout. (Amended plans received 14 July 2023.)

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 14/07/2023) and has no comment to make.

DM/23/1794 – Allesley, College Road

North East

Hip to gable enlargement and rear dormer.

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/23/1860 – Land adjacent to North Colwell Barn, Lewes Road

Franklands

Four bed detached dwelling.

The Town Council **OBJECTS** to this application for the following reasons:

1. the proposal is contrary to Policy E9 of the Haywards Heath Neighbourhood Plan and Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014-2031. The purpose of these policies is to protect the character, appearance and environment of a locality and in this instance, they should be given significant weight;
2. the proposed development should be resisted in order to prevent an unwelcome precedent of 'creeping urbanisation' in this locality and to protect the Lewes Road Conservation Area;
3. the proposed flat roof for the dwelling would be detrimental to the development as a whole and out of character because the majority of properties in this locality have pitched roofs.

DM/23/1898 – Vail House, Gower Road

Ashenground

Construction of one additional storey to create 3 no. new dwelling units – 3 x two-bedroom flats with associated refuse, storage and cycle parking.

The Town Council is of the opinion that **PRIOR APPROVAL SHOULD BE REFUSED** for the proposed development because it would be incongruous and would fail to match the existing building. Members feel that not enough has been done to overcome the shortcomings of the previous proposal refused under application reference DM/22/3490.

cont.

DM/23/1898 – Vail House, Gower Road (cont.)

Ashenground

The Town Council notes the concerns of residents and requests that in the event of prior approval being given, the builder and/or developer communicates fully with the residents and affords them due consideration, particularly with regard to noise and disturbance during construction.

DM/23/1900 – 14 Park Road

Ashenground

Proposed single storey side extension along with demolition of existing side extension.

No comment.

DM/23/1925 – 7 Old Farm Close

Franklands

Retrospective erection of a single storey rear extension with fenestrations.

No comment.

DM/23/1956 – Maxwellton House, 41–43 Boltro Road

Lucastes & Boltro

Proposed hoarding plus flags (x10) and stack boards (x2).

The Town Council would like to make the following comments with regard to this application:

1. would it be possible to have a 'viewing window' somewhere in the hoarding to enable interested local residents to see the development as it progresses?
2. bearing in mind the proposed duration of the advertisement and in the interests of community engagement, would the applicant be prepared to allow part of the hoarding to be used for the creation and display of artwork by local young people?
3. a residents' forum should be established to facilitate two-way communication between the developer and local residents. This would allow residents to raise any matters of concern and would enable the developer to provide updates on progress.

In terms of the site and its development in general, the Town Council would like to re-emphasise condition number 13. which was attached to the permission for application reference DM/22/2218. This stated that *'the works shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement (dated 23rd July 2020). Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area and to accord with Policy DP37 of the Mid Sussex District Plan.'*