



HAYWARDS HEATH TOWN COUNCIL

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20th December, 2022

To all Councillors on the Planning Committee and others for information

Dear Councillor,

You are hereby requested to attend a meeting of the **Planning Committee** to be held on **Tuesday, 3rd January 2023 at 7:30pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

Yours sincerely,
Steven Trice
Town Clerk

AGENDA

1. To receive apologies for absence.
2. To confirm the minutes of the meeting of the Planning Committee held on Monday, 5th December 2022.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To note any appeals lodged or appeal decisions made, and licensing applications.

Appeals Lodged/Decided: **None**;

Licensing Applications: **LI/22/1638 - Said Madjoudj, 57 The Broadway**
New Premises Licence – *deadline for representations changed due to advertising issues*;
LI/22/1948 - Mr Pakeerathan Sanmugalingam,
One Stop, 42–48 America Lane
New Premises Licence.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To consider any items that the Chairman agrees to take as urgent business.

*'During this meeting the public are allowed to film the Committee and officers only from the front of the public gallery, providing it does not disrupt the meeting. **Any items in the Exempt Part of the agenda cannot be filmed.** If another member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. The use of social media is permitted but all members of the public are requested to switch their mobile devices to silent for the duration of the meeting.'*

Committee Members: C Laband (Chairman), A McPherson (Vice Chairman), C Cheney, C Evans, S Inglesfield, R Nicholson, M Pulfer, S Wickremaratchi.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 5 December 2022

C N Laband (*Chairman*)
A C McPherson (*Vice Chairman*)
Mrs C Cheney
C C J Evans **
Mrs S J Inglesfield **
R A Nicholson **
M J Pulfer
S Wickremaratchi **

* Absent

** Apologies

85. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C C J Evans	Family commitment
Cllr Mrs S J Inglesfield	Unwell
Cllr R A Nicholson	Work commitments
Cllr S Wickremaratchi	Holiday

86. Minutes

The Minutes of the meeting held on Monday, 21 November 2022 were taken as read, confirmed as a true record and duly signed by the Chairman.

87. Substitutes

There were none.

88. 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

cont.

- 88. Members' Declarations of Interest (cont.)**
the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."
- 89. Planning Appeals**
There were none.
- 90. Licensing Applications**
There were none.
- 91. Comments and Observations on Planning Applications**
Members made comments and observations on 12 planning applications as per Appendix 1 attached.
- 92. Response to the Draft Mid Sussex District Plan 2021–2039 Regulation 18 Consultation (specifically Policies DPH9, DPH10, DPH11 and DPH12)**
Following a meeting of the Planning Working Group (PWG) on Thursday, 1 December 2022, Members had been circulated with an amended draft for consideration as the Town Council's formal response to the draft Mid Sussex District Plan 2021–2039 Regulation 18 Consultation. This superseded the draft response that had been issued with the Planning Committee agenda on 29 November 2022.
- Councillor McPherson commented that the PWG, and in particular Councillor Laband and the Town Clerk, had done a fantastic job and he fully supported the latest version of the response.
- Councillor Mrs Cheney proposed that the draft response – as amended by the PWG on 1 December 2022 and shown at Appendix 2 attached – be adopted as the Town Council's formal response to the draft Mid Sussex District Plan 2021–2039 Regulation 18 Consultation. This was seconded by Councillor McPherson and **AGREED** unanimously by Members.
- 93. Items Agreed as Urgent by the Chairman**
There were none.

The meeting closed at 7:46pm.

APPENDIX 1

Week 1

DM/21/3898 – 3–15 The Broadway

Heath

Demolition of existing buildings and redevelopment to provide mixed use development of Class E commercial units and 37 no. units of Retirement Living Accommodation with associated communal facilities, parking and landscaping. (Amended plans received 17th October 2022 showing a revised design and additional supporting information.) (Amended location plan and certificate of ownership received 17th November 2022.)

The Town Council notes the updated plans and attaches significant weight to the notes of the Design Review Panel (DRP) dated 19/07/2022 and fully agrees with the professional response related to design, in particular the prominent north-east corner as an underwhelming design shortfall with an over-reliance on brick, which is aesthetically overbearing in this corner location. The applicant should comply with the DRP requirements to update the design comprehensively to ensure compliance with Mid Sussex Design Guide (Supplementary Planning Document) principles and objectives.

If the application is approved, the Town Council requests that it be subject to the following comments and conditions (submitted previously on 22/06/2022):

'On balance, the Town Council **supports** this application as it believes that it delivers Policies E8, E11, E13, B2 and B3 of the Haywards Heath Neighbourhood Plan. Furthermore, the Town Council believes this is the first step in delivering the Haywards Heath Town Centre Masterplan. However, it does have significant concerns relating to existing and increasing traffic flows, and flooding/drainage on the highway perimeter of the site, particularly in Dolphin Road, The Broadway and Muster Green South. These must be addressed as part of the overall development plan for the site in order for it to be viable, fit for purpose and suitable for 'retirement living' accommodation.

If the application is approved, the Town Council requests that it be subject to the following conditions:

1. a very clear Site/Construction Management Plan, incorporating wheel washing facilities;
2. construction hours restricted to 08:00 to 18:00 hours Mondays to Fridays, 09:00 to 13:00 hours Saturdays, and no works on Sundays or Bank/Public Holidays;
3. no movement of goods into or out of the site before 07:00 hours or after 18:00 hours;
4. adequate provision must be made on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles. There should be no parking of construction-related vehicles in the surrounding vicinity on account of this being an extremely busy town centre location which cannot afford to become clogged up with construction traffic;
5. regarding egress from the proposed parking court and in order to protect all road users, an exit design should be engineered to prevent accidental left-hand turns on to the one-way system.

DM/22/3403 – Caprinos Pizza, 50 The Broadway

Heath

Variation of condition 3 of HH/150/87 to allow for changes to opening times, 11:00am to 3:00am (Monday to Sunday).

For the avoidance of doubt, the permission granted for application DM/18/4876 and the conditions attached form the basis of this application, **not** the heritage application HH/150/87, which has been superseded.

cont.

DM/22/3403 – Caprinos Pizza, 50 The Broadway (cont.)

Heath

The Town Council **SUPPORTS** this application if the restrictions offered by Mid Sussex District Council's Environmental Protection Team are attached to make the application acceptable in planning terms. Without these, the Town Council **OBJECTS**.

DM/22/3445 – 49 Barnmead

Heath

Erection of a single storey rear extension extending beyond the rear wall of the original house by 4.40m, to a maximum height of 3.90m and the height of the eaves to 3.90m.

No comment.

DM/22/3490 – Vail House, Gower Road

Ashenground

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

The Town Council notes and sympathises with local resident objections. It supports the recommendation from Mid Sussex District Council's Environmental Protection Team that construction hours be conditioned as follows in order to mitigate the impact of the build on existing residents:

'works of construction or demolition, including the use of plant and machinery, as well as any delivery or collection of plant, equipment or materials for use during the demolition/construction phase necessary for implementation of this consent shall be limited to the following times:

Monday to Friday	08:00–18:00;
Saturday	09:00–13:00;
Sunday and Bank/Public Holidays	No work permitted.'

DM/22/3515 – 11 Sherwood Drive

Lucastes

Proposed two-storey side extension.

No comment.

DM/22/3516 – 15 Portsmouth Lane, Lindfield

Heath

Proposed two-storey side extension, single storey rear extension. New roof over existing dormers and new porch canopy. (Previously approved under DM/22/2160.)

The Town Council **SUPPORTS** this application which clarifies and combines the recent positive aspects of previous decisions, including a refusal, split-appeal and permissions. The opportunity to remove the existing blunt, negative frontage presented to the streetscape is welcomed.

DM/22/3520 – Pennington House, Franklands Village

Franklands

T40 and T41 Common Hornbeam and Mountain Ash – reduce trees back from neighbouring property by 2–3 metres. T42 Common Hornbeam – reduce and shape by 2 metres. T43 Norway Maple – fell in sections and treat stump.

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

DM/22/3537 – 45 Barnmead

Heath

Proposed side kitchen extension, porch and garage conversion

No comment.

Week 2

DM/22/2686 – 62 Lewes Road

Franklands

European Beech Tree – reduce by 1 metre all over to maintain shape and height. Western Red Cedar – remove 3 stems and grind stumps. Single leaning Cedar – fell. Robinia – grind stump just below ground.

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

DM/22/3387 – Muster Green

Heath

5x Liquid Amber (T1, T7, T16, T29 and T31), 3x Lime (T15, T23 and T30) and T11 Plane – trim ends of lower branches. T2 Chestnut – trim 2 lower branches. T5 Liriodendron Tulipifera – trim 5 lower branches. T6 Chestnut – remove 3 lower branches. T10 Liquid Amber – remove 5 lower branches. T17a Liquid Amber – remove lower branches. T18 – remove 1 lower branch. T20 Liquid Amber – remove 1 lower branch. T24 Liquid Amber – remove 1 lower branch and trim ends of lower branches. T26 Acer – trim end of branches. T27 Liquid Amber – trim end of branches. T28 Liquid Amber – remove epicormic growth. Overall aim is to give a 3m clearance between the ground and the lower branches in order to make grass cutting easier.

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

DM/22/3583 – 3 Cobbetts Mead

Franklands

2x Beech tree – fell to ground level.

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

DM/22/3592 – 14 Charlesworth Park

Franklands

Replacing front flat roof with tiled mono-pitched and new front bay window (garage conversion previously granted a Lawful Development Certificate DM/21/1496).

No comment.

APPENDIX 2

Thank you for the opportunity to comment on the Mid Sussex District Plan (review) 2021 – 2039 Consultation Draft (Regulation 18). The Town Council's Planning Committee considered the document at its meeting held on the 5th December 2022 making the following comments.

HHTC recognises the importance of the review document and the need for a five-year land supply to protect Mid Sussex from speculative development. We have no comments or objections to the philosophy of the plan and the policies included. This representation focuses upon the housing site allocations, which affect Haywards Heath directly.

Site specific

There are four sites included in the Mid Sussex District Plan (review) 2021 – 2039 Consultation Draft (Regulation 18) that directly affect Haywards Heath, even though the designation of DPH11 is not within Haywards Heath Parish boundary and is in Ansty and Staplefield Parish.

DPH9 – Land at Hurstwood Lane (45) and DPH10 – Land at Junction of Hurstwood Lane and Colwell Lane (30)

The Town Council combines comment on these two sites together because the principles of the Town Council's concerns are the same, as the two sites are adjacent along Hurstwood Lane.

The Town Council objects to the inclusion of these two additional sites on Hurstwood Lane.

There are elevated concerns that adoption of either or both sites will support further speculative development within the fields bordering East Sussex/Lewes District, as they do not have the protection of a 5-year land supply to resist development. These adjoining fields combine to provide a connected, ready-to-go site for another 125 units, thus totalling 200 units. The Town Council does not accept further repeated development, already built, such as the housing located off Greenhill Way, on the Town's boundary.

The development of another 200 (75 + 125) homes in addition to the planned 375 homes and school included in the current Hurst Farm Application, is simply unacceptable. This would result in the loss of more of the green lung buffer between Haywards Heath and Wivelsfield, and moreover would impose additional housing upon Haywards Heath's failing infrastructure and services, critically, without the Council tax revenues or essential infrastructure contributions, which are paid directly to Lewes District Council.

The inclusion of DPH 9 and 10 will also inflict further pressure on the proposed school drop off hazard zone on Fox Hill/B2112 due to substantially increased housing provision and vehicle movements during the critical peak hours periods.

The road safety impact upon Fox Hill is already a significant concern for the Town Council. We have already made our position clear on that matter, and without significant infrastructure improvements to this junction, we do not believe further development can be safely considered. Evidence based submissions on published traffic data from WSCC and the applicant supports this conclusion. Traffic lights are required to address this relevant planning consideration to protect pedestrians, cyclists, and other vulnerable road users at this key commuter location.

On these grounds it is required that these sites are removed from the District Plan and replaced with alternatives, more sustainable site that provides housing in line with stated strategic policy objectives of the Regulation 18 District Plan.

DPH11 – Land east of Borde Hill Lane, Sugworth Lane (60) –

The Town Council objects to this allocation.

The site is not within the Town built area or boundary as it is located within the Parish of Ansty and Staplefield. The site is on the build line boundary of the Town, however development of this greenfield site bordering the AONB would reduce the essential green lung buffer for the community and lead to further urban sprawl coalescence with Ansty and Staplefield.

Moreover, this site conflicts with key objectives of the Reg 18 District Plan. As a greenfield site, this is not an efficient land use in the terms of housing provision. There were other sites in the DPD that would deliver more sustainable development in land area/density terms numbers against the loss of greenfield. Critically, this site does not meet the sustainable 20 minutes ambitions of our future communities, due to the poor road and footway infrastructure in this area which significantly compromises highway safety, especially for key pedestrian, cycle, and vulnerable road users. This is a relevant planning consideration.

The site if brought forward will also depend entirely upon the infrastructure of Haywards Heath. This is not a truly sustainable, connected site, as it is physically detached from services and the Town Centre, thus requiring significant vehicle use to make it viable. The Town Council stresses that if the site comes forward, it expects all infrastructure payments and future Council tax revenues to be allocated to the Town to meet the added pressure on its services and facilities, and not remitted to a remote satellite village that is totally detached from this site or the responsibility to support it.

The location and land ownership in the vicinity of the site, coupled with access from a busy road intersection and roundabout, will present major challenges connecting the site to safe footpaths for residents' that are brave or foolhardy enough to walk the Balcombe Road into Haywards Heath. Councillors walk this route, only wearing Hi-Viz (High Visibility) jackets to enhance personal safety, with a frequent need to cross, due to the very narrow or non-existent public footway provisioning. It will also put more pressure on the strategic road network and the nearby roundabout, which serves Hanlye Lane, heading to Balcombe, Cuckfield, Gatwick and Crawley. Highways data indicates approx. 35% of commuter regular traffic heading north uses this route.

On these grounds, it is required the site should be removed from the District Plan and replaced with another more sustainable site that can provide housing in line with the strategic objectives of the District Plan.

DPH 12 – Orchard Shopping Centre (100 units)

The Town Council supports the outline allocation and adoption of the Orchards site enhancements within the District Plan review. This development fits in with the aspirations of the Town Council's Destination Haywards Heath alongside the Town Centre Masterplan by bringing more people into the Town Centre, which supports the need for better shops and services.

Where the allocation talks about the re-organisation of car parking, the Town Council has concerns regarding the requirement for residential parking. We accept that the site is sustainable, however there will be a large number of residents with cars, who live in the development, despite having easy transport links and services right on the doorstep, this development will increase the pressure on parking. These concerns must be addressed when the application is brought forward for consideration.

We anticipate that an increase of parking density at the Orchards Shopping Centre would support potential further residential development of the smaller car parks as brownfield sites within the town in the future.

Additionally, the development should support intensive home working with gigabyte connectivity, which is a sustainability imperative within the Town Centre.

The Town Council looks forward to positive ongoing dialogue with Mid Sussex District Council to develop a sustainable, enduring future town for our community.

PUBLIC NOTICE

ITEM 5

**Licensing Application
Licensing Act 2003**

An application has been made by **Mr Pakeerathan Sanmugalingam** to the Licensing Authority for Mid Sussex District Council for the grant of a New Premises Licence at **One Stop, 42 - 48 America Lane, Haywards Heath, West Sussex, RH16 3QB**

The application includes proposals for the following licensable activities:

- i) Sale by retail of alcohol for consumption off the premises –
Everyday 06:00 hours to 23:00 hours**

The register for the Licensing Authority for Mid Sussex District Council is kept at Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS. The application may be viewed at the Main Reception during normal office hours and at www.midsussex.gov.uk – search for Licensing Applications Received.

Responsible Authorities or other persons may make representation on or before **4 January 2023**.

All representations shall be made in writing to The Licensing Officer at Mid Sussex District Council.

It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine for which a person is liable is £5,000, on summary conviction for the offence.

Week 1

- DM/22/1055 26 Ashenground Road – Ashenground**
Proposed hard standing area to park 2 cars and associated landscaping.
- DM/22/3071 47 Lucastes Avenue - Lucastes**
New gates to the front of the property
- DM/22/3601 HSBC 38 - 42 South Road - Heath**
Removal of 1 No. external machine, replaced by 1 No. new external machine. Existing shopfront glazing to be modified for new machine, and finished externally to match existing.
- DM/22/3602 HSBC 38 - 42 South Road - Heath**
New sign installed above machine, to replace existing sign.
- DM/22/3617 42 The Broadway - Heath**
Proposed change of use of existing nail bar and beauty salon (Class E Use) to drinking establishment (Sui Generis Use) with associated external alterations and external seating area to the front.
- DM/22/3622 Amberley Grange 74 Lewes Road - Franklands**
On the right side, 2 x Eucalyptus reduce trunk to 4 meters and reduce crown to a height of 6 meters. 1 x Beech reduce trunk to 4 meters and reduce crown to a height of 6 meters. On the left hand side, 2 x Wild Cherry reduce trunk to 4 meters and reduce crown to a height of 6 meters and 1 x Willow Tree reduce trunk to 4 meters and reduce crown to a height of 6 meters.
- DM/22/3631 47 Wickham Way - Heath**
Proposed single storey front extension, first floor side extension (over existing ground floor), roof conversion with front and rear dormers.
- DM/22/3632 68 Gower Road - Ashenground**
Proposed dormer loft extension, single-storey rear extension
- DM/22/3639 23 The Grove - Franklands**
Oak Tree (T1) Raise canopy by 2-3 meters and crown reduce by 2-3 meters.
- DM/22/3645 48 Lucastes Lane - Lucastes**
Proposals include an extension to the existing roof above the garage, new velux rooflights and a modification to the rear first floor window.
- DM/22/3661 7 Lucastes Avenue - Lucastes**
Maples x 2 reduce height by 5 meters leaving no crown.
- DM/22/3665 Hathaways 10A Rothley Chase - Bentswood**
T1 - Oak - Reduce crown by 1.5 - 2 meters. Remove epicormic growth on stem up to the level of crown break.

DM/22/3685 Harlands Barn Bridgers Mill - Heath
T34 Ash - prune back south crown from hospital building to provide 2.5 meters clearance, prune back lower crown from metal utility buildings to provide up to 3m clearance.

Week 2

DM/22/3227 Sainsbury's Local 25 Wivelsfield Road - Ashenground
Variation of condition 7 of planning reference 09/02552/COND to allow increase in delivery hours to 07:00 - 21:00 every day. Please note amended description.

DM/22/3420 Chestnut Corner Snowdrop Lane Lindfield - Franklands
Two storey extension including garage conversion and three dormer windows to the rear roof slope. Relocated front entrance door. Rear Infill. (Updated plans received 08.12.2022. Revised description received 08.12.2022)

DM/22/3702 8 Bolding Way - Ashenground
Proposed single storey rear extension.

DM/22/3708 NCP Ltd Harlands Road Car Park Harlands Road - Lucastes
Modification of Section 106 Agreement relating to DM/17/2384 to secure three First Homes units instead of three shared ownership units.

DM/22/3727 5 Mill Hill Close - Heath
Bungalow 19 Willow - Fell. Bungalow 27 Oak tree - suffering from squirrel damage remove damaged branches and raise crown by up to 3.5m. Bungalow 32 Spruce and 2x Conifer - Fell. Bungalow 33 Conifer - Fell.

DM/22/3742 16 Eastern Road - Bentswood
Proposed loft conversion to main roof plus replacement single storey rear extension

DM/22/3744 28 Lewes Road - Franklands
Ash Trees x3 - Fell, Due Ash Die Back

DM/22/3755 3 Lucas Way - Lucastes
Proposed first floor extension over existing ground floor together with roof configuration works and associated internal and external alterations

Week 3

DM/22/3698 3 Updown Hill - Lucastes
Proposed single storey side extension and wood burning stove.

DM/22/3768 24 Summerhill Close - Heath
Proposed two storey side extension and internal alterations.

DM/22/3772 Parkers MOT And Tyre Centre Ltd Units 1 And 2 12 Bridge Road - Heath
The proposed development involves the demolition of the existing buildings and construction of two steel framed, metal clad buildings to replace the existing garage workshop, van hire and Rok Skool. There is a change of use on part of the existing site from E/B2 to B8.

DM/22/3776

2 Redwood Drive - Ashenground

T1 Maple and T2 Chestnut overhanging neighbour's property reduce back to fence line. Approximately 1.5 metre, garden side reduce branches overhanging summer house by approximately 1-1.5metre. Shrubs overhanging neighbour's property cut back to fence line by approximately 0.5-1metre.