

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 13 February 2023

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

110. Apologies

The following apologies were received:

| Member | Reason for Absence |
|--------------------|---------------------------------|
| Cllr C C J Evans | Personal and family commitments |
| Cllr R A Nicholson | Work commitments |
| Cllr M J Pulfer | Holiday |

111. Minutes

The Minutes of the meeting held on Monday, 23 January 2023 were taken as read, confirmed as a true record and duly signed by the Chairman.

112. Substitutes

There were none.

113. Members' Declarations of Interest

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all licensing applications under agenda item 5 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee. 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 Licensing Committee or the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

cont.

113. Members' Declarations of Interest (cont.)

Two other declarations were made as follows:

| Member | Application No. | Location | Nature of Interest |
|--------------------|------------------------|-----------------|--|
| Cllr A C McPherson | DM/23/0069 | 31 Renfields | Personal – knows the applicant |
| Cllr Mrs C Cheney | DM/22/3726 | 45 Greenways | Personal – knows the neighbours who live next door to the application site |

114. Planning Appeals

Members noted that the following appeals had been **lodged** in respect of MSDC's decision to refuse planning permission:

| Date Lodged & References | Site | Description |
|---|--|--|
| 18/01/2023 AP/23/0004 APP/D3830/D/22/3305742 (DM/21/1455 refers) | Ferndown 1 Gander Green HAYWARDS HEATH RH16 1RB | Retrospective 2-metre wooden closed board fence adjacent to highway with matching gates. |
| 23/01/2023 AP/23/0011 APP/D3830/D/23/3314196 (DM/22/2162 refers) | 15 Portsmouth Lane HAYWARDS HEATH RH16 1SE | Proposed new garage. |

115. Licensing Applications

Members noted that the following application for a variation to a premises licence had been **lodged** with MSDC:

| Application No. & Applicant | Application Type | Premises Address | Nature of Application/ Variation |
|--|-------------------------|--|---|
| LI/23/0135 KJ & J Enterprise Ltd | Premises | Nisa Local 33–35 South Road HAYWARDS HEATH RH16 4LQ | Minor variation: changes to the internal layout of the premises. |

116. Comments and Observations on Planning Applications

Members made comments and observations on 21 planning applications as per Appendix 1 attached.

117. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:58pm.

APPENDIX 1

Week 1

DM/21/4115 – Great Mead, Hanlye Lane, Cuckfield

Lucastes

Proposed single storey Pilates studio within existing garden. Description amended 18.01.2023: studio to be used for purposes incidental to the enjoyment of the dwelling house.

The Town Council notes the amended description to include 'studio to be used for purposes incidental to the enjoyment of the dwellinghouse' and has no comment to make.

DM/22/3850 – Heathen Brewers Ltd, Heathen House, Triangle Road

Ashenground

Remove existing lean-to roof and replace with a larger covered area within the same location and extension of opening hours from 9pm to 11pm. (Amended description 16.01.2023.)

The Town Council notes the amended description dated 16/01/2023 and the additional comments added to the application, and reiterates its original comments which were submitted on 30/01/2023. For the avoidance of doubt, these are as follows:

'The Town Council welcomes this application for the reason that the proposal seeks to benefit both the business and the local community. Whilst the replacement roof should bring about an improvement in terms of customer experience and soundproofing, the Town Council notes the comments from Mid Sussex District Council's Environmental Protection Team and asks that these be dealt with accordingly. Regarding the extension of opening hours from 21:00 to 23:00, the Town Council believes that this is a matter for Mid Sussex District Council's Licensing Team.'

DM/22/3901 – Hurstwood Place, Hurstwood Lane

Franklands

Variation of condition 3 relating to DM/22/1561 for the hydrotherapy building and single storey extension roof tiles to be plain tiles instead of slate and the hydrotherapy building bi-fold doors to be off white powder coat aluminium instead of painted hardwood.

No comment.

DM/23/0069 – 31 Renfields

Lucastes

Installation of Air Source Heat Pump to the rear.

The Town Council **SUPPORTS** this application but draws the applicant's attention to the comments made by Mid Sussex District Council's (MSDC's) Environmental Protection Team. In order to make the application acceptable, the Town Council requests that any permission granted be conditional on the proposed air source heat pump complying with current legislative requirements for acoustic pollution, and these should be detailed by the MSDC Environmental Protection Team for the absence of doubt.

The Town Council expects more of this type of application to surface in the future and would like clear standards set for applicants before installation.

DM/23/0098 – Princess Royal Hospital, Lewes Road

Franklands

Extension to the existing Hospital building to provide a new endoscopy unit for a range of high volume, low complexity endoscopy procedures.

No comment.

DM/23/0113 – 24 Wickham Way**Heath**

Variation of condition 2 relating to application DM/22/0735 – reducing size of proposed first floor rear extension.

No comment.

DM/23/0126 – Lime Tree Cottage, 11 Western Road**Bentswood**

Erection of an L-shaped flat roof rear dormer and insertion of 2 no. 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/23/0130 – 34 Lucastes Lane**Lucastes**

1x Willow (Weeping) – full crown pollard (removal of re-growth to previous pollard points).

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

DM/23/0148 – Rear of The Cottage, Bramber Close**Lucastes**

Lime (T1) reduce by 2–3m back to previous pollard points. Sycamore (T2) reduce by 2m. Lime (T3) reduce by 2–3m back to previous pollard points and remove deadwood. Beech (T4) reduce by 2–3m back to previous pollard points. Oak (T5) reduce by 2–3m back to previous pollard points. Lime (T6) reduce by 2–3m back to previous pollard points.

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

Week 2**DM/22/2724 – 35 Mill Green Road****Heath**

Two-storey rear and side infill extension. Amended plans received 13.12.2022 which show altered roof form and design amendments.

The Town Council notes the submission of amended plans which show an altered roof form and design amendments (received by Mid Sussex District Council on 13/12/2022) and has no comment to make.

DM/22/3631 – 47 Wickham Way**Heath**

Proposed single storey front extension, first floor side extension (over existing ground floor), roof conversion with rear dormer. Amended plans received 24.01.2023 showing two front dormers omitted from proposed plans and replaced with two front-facing rooflights.

The Town Council notes the submission of amended plans – received by Mid Sussex District Council on 24/01/2023 – showing the replacement of the proposed two front dormers with two rooflights and has no comment to make.

DM/23/0071 – Play Area adjacent to 17 Wellswood**Ashenground**

Group of 4 birch trees – reduce crowns by 2.5m.

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

DM/23/0117 – 1 Farlington Avenue**Bentswood**

Dormer extension to side and rear.

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/23/0188 – 22 Haywards Road **Ashenground**
Proposed 35m² single storey detached outbuilding, to the rear of existing property's garden.

No comment.

DM/23/0212 – 16 Lucastes Road **Lucastes**
T1 Mature Oak – reduce crown by up to 1.5m and installation of Cobra® bracing.

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

Week 3

DM/22/3363 – 44 Mill Green Road **Heath**
Proposed dropped kerb.

No comment.

DM/23/0205 – 7 Lucastes Lane **Lucastes**
Install solar panels on garage roof.

No comment.

DM/23/0243 – 4 The Dell **Lucastes**
T1 Sycamore – reduce back lateral growth encroaching on 1 The Dell by 1m. T2 – 2x lime – fell to ground level.

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

DM/23/0274 – 55 Gower Road **Ashenground**
Loft conversion.

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/23/0284 – 56A Wivelsfield Road **Ashenground**
Conversion of internal garage to living space together with new window to replace garage door.

No comment.

DM/22/3726 – 45 Greenways **Bentswood**
(Plans added to the file 24/01/2023.) Erection of a single storey side and rear extension to the main house with associated internal and external alterations and retrospective permission for existing ancillary outbuilding.

Following the Town Council's previous comments regarding this application, further detail (Garden Room Plans) has been added to the file on the Mid Sussex District Council Online Public Register. In order to clarify its position, the Town Council requires that any permission granted be subject to the following condition:

the outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of no. 45 Greenways as a dwelling and shall not be used as a separate unit of accommodation.