

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 23 January 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

102. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr C N Laband	Away on family business
Cllr C C J Evans	Personal and family commitments

103. Minutes

The Minutes of the meeting held on Tuesday, 3 January 2023 were taken as read, confirmed as a true record and duly signed by the Chairman.

104. Substitutes

There were none. However, with Councillor McPherson (Vice Chairman) acting as Chairman in the absence of Councillor Laband, he nominated Councillor Pulfer to act as Vice Chairman for the meeting. This was seconded by Councillor Mrs Cheney and **AGREED** unanimously by Members.

105. Members' Declarations of Interest

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 the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

cont.

105. Members' Declarations of Interest (cont.)

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr Mrs C Cheney	DM/22/3726	45 Greenways	Personal – knows the neighbours who live next door to the application site

106. Planning Appeals

There were none.

107. Licensing Applications

There were none.

108. Comments and Observations on Planning Applications

Members made comments and observations on 15 planning applications as per Appendix 1 attached.

109. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:55pm.

APPENDIX 1

Week 1

DM/22/3829 – 42–48 America Lane

Bentswood

Two illuminated fascia signs, F/ACM panel, ACM panel and poster cases.

No comment.

DM/22/3847 – 30 Queens Road

Heath

Extension of the existing rear dormer window.

No comment.

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 9:00pm to 11:00pm.

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/22/3852 – 35 Balcombe Road

Heath

Proposed two-storey side extension with new position single storey garage position and home office to garden area beyond. (Existing and proposed elevations received 04/01/2023.)

Whilst the Town Council has no comment regarding the proposed two-storey side extension and the new garage, it **OBJECTS** to the siting of the home office on the grounds that its proximity to the boundary with neighbouring properties in Barnmead – notably nos 107 and 109 – would result in an overbearing feature which would be detrimental to the amenities of the residents of those properties. The Town Council believes that the garden has ample space to enable the building to be positioned elsewhere and in a more sympathetic location.

DM/22/3853 – 15 Allen Road

Bentswood

Proposed single storey rear extension.

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/22/3859 – 1 The Spinney, Eastern Road

Bentswood

Proposed enlargement of existing dormer to east elevation roof slope.

No comment.

DM/22/3865 – The Coach House, Balcombe Road

Heath

Proposed loft extension, front orangery extension and internal alterations to improve family home.

No comment.

Week 2

DM/22/3227 – Sainsbury's Local, 25 Wivelsfield Road

Ashenground

Variation of condition 7 of planning reference 09/02552/COND to allow an increase in delivery hours from 10:00 until 21:00 on Sundays and Bank Holidays. (Please note revised hours.)

The Town Council notes the revised hours and has no comment to make.

DM/22/3698 – 3 Updown Hill

Lucastes

Proposed single storey rear and side extension and wood burning stove. (Amended plans and description 04/01/2023.)

No comment.

DM/22/3726 – 45 Greenways

Bentswood

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.

Whilst the Town Council has no issues in terms of the size of the proposed rear and side extensions – and given that the principle has already been established following planning permission for application reference DM/21/1899 – it does have concerns regarding the materials proposed for the external finish, particularly the charred black timber for the side extension.

Because this a Turner-style property, the Town Council asks that Mid Sussex District Council's Urban Designer be made aware of the proposals so that he can determine whether they are appropriate.

The Town Council is surprised that the outbuilding has been constructed without the appropriate planning permission and at the time of commenting, i.e. 23/01/2023, there are no details clarifying its dimensions.

DM/22/3876 – 47 Lucastes Avenue

Lucastes

Proposed balcony at first floor and flat roof of single storey rear extension.

No comment.

Week 3

DM/22/3768 – 24 Summerhill Close

Heath

Amended description – first and second floor side extension and rear dormer window.

The Town Council notes the amended description and has no comment to make.

DM/22/3828 – 104 Bentswood Road

Bentswood

Oak Tree – crown reduction by 3–4 metres.

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

DM/23/0036 – Lydenhurst, 7 Summerhill Lane, Lindfield

Heath

Proposed two-storey side extension, two-storey rear extension. Single storey rear extension with crittall windows and glazed doors. Full height crittall windows to small ground floor side windows and a pitched roof open porch to main front door.

No comment.

DM/23/0045 – 3 Kingfisher Drive

Proposed single storey side extension to replace existing conservatory.

Lucastes

No comment.