

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 11 December 2023

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

* Absent

** Apologies

85. Apologies

The following apology was received:

Member	Reason for Absence
Cllr A Platts	Ill health

86. Minutes

The minutes of the meeting held on Monday, 20 November 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

87. Substitutes

There were none.

88. 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."

One other declaration was made as follows:

Member	Application No.	Location	Nature of Interest
Cllr S Ellis	DM/23/2781	6 Burma Close	Personal – knows the applicant.

89. 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
28/11/2023 AP/23/0059 APP/D3830/D/23/3330841 (DM/23/1273 refers)	47 Lucastes Avenue HAYWARDS HEATH RH16 1JZ	Retrospective application for proposed new boundary railing and gates on Lucastes Avenue frontage.
28/11/2023 AP/23/0060 APP/D3830/D/23/3330514 (DM/23/0754 refers)	70 New England Road HAYWARDS HEATH RH16 3LD	Proposed two-storey rear extension, internal configuration, window alterations, new external stairs to first floor of garage extension.

90. 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/23/1838 Heathen Brewers Ltd	Premises	The Hop Sun Taproom Heathen House Triangle Road HAYWARDS HEATH RH16 4HW	Variation – extend the times to sell alcohol by retail for consumption on and off the premises to 08:00–23:00 hours every day (<i>currently 08:00–21:00 hours every day</i>).

91. Comments and Observations on Planning Applications

Members made comments and observations on 13 planning applications as per Appendix 1 attached.

92. Land East of Ansty Way, Cuckfield Bypass, Cuckfield

Members had been provided with a report by the Town Clerk, giving details of an outline planning application that had been submitted for the redevelopment of land at the above-mentioned location (MSDC application number DM/23/2866 refers). Whilst the site did not fall within the boundary of Haywards Heath itself, it was in close proximity and so its development could potentially have ramifications for the town in terms of highways, infrastructure, facilities and services such as GP surgeries. It would also result in increased coalescence between the villages of Ansty and Cuckfield.

cont.

92. Land East of Ansty Way, Cuckfield Bypass, Cuckfield (cont.)

The Clerk had further pointed out that whilst the proposal would fulfil a need for more housing in the south-east and could be of economic benefit to the district, the site was not included in the current Mid Sussex District Plan 2014–2031 nor had it been included as an allocated site in the Mid Sussex District Plan 2021–2039 Submission Draft (Regulation 19). The application could therefore be deemed speculative and at odds with local planning policy.

Following due consideration and discussion amongst Members, Councillor Ellis proposed that a decision on whether to support or oppose the application be put to the vote. She felt that this would clarify the views of individual Members on what was a strategically important planning issue. Councillor Pascoe seconded the proposal and, by a show of hands, Members voted unanimously to **OBJECT** to the application. The reasons for this are set out in Appendix 2.

93. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8:06pm.

APPENDIX 1

Week 1

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. AMENDED PLANS received 13/11/2023 increasing the size of the 2nd bedroom windows on the south-western elevation and providing full length glazing on the lobby wall looking onto the undercroft area.

At the meeting of the Town Council's Planning Committee on 11 December 2023, Members noted that Mid Sussex District Council (MSDC) had already made the decision to refuse this application. Notwithstanding this, Members had no comments to make regarding the amended plans that had been received by MSDC on 13/11/2023 and the Town Council's previous consultation response, submitted on 27/09/2023, was upheld.

DM/23/2509 – 40 Lucastes Avenue

Lucastes & Bolnore

Alterations and extension of front porch and replacement of existing front windows. (AMENDED PLANS received 10/11/2023 – changes to porch.)

The Town Council notes the submission of amended plans showing changes to the porch (received by Mid Sussex District Council on 10/11/2023) and has no comment to make.

DM/23/2743 – 18 Trubwick Avenue

Lucastes & Bolnore

Proposed conversion of existing detached garage into habitable space and storage, with new window to side elevation.

No comment.

DM/23/2812 – Gemini Insurance Management Ltd, Gemini House, Mill Green Business Estate, Mill Green Road

North Central

Variation of Condition 6 (Approved Plans) relating to planning permission DM/21/1317 (added under non-material amendment reference DM/23/2675).

No comment.

DM/23/2910 – Chandos Lodge, 50 Paddockhall Road

Lucastes & Bolnore

Proposed reconstruction of existing front wall, topped with railings as previously when originally built, with electric gates to entrance.

No comment.

Week 2

DM/23/2781 – 6 Burma Close

Franklands

Oak tree (T1) – lower branches cut back by 3 metres. Hazel tree (T2) – lower branches cut back by 3 metres.

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

DM/23/2962 – 19 Drummond Close

Ashenground

Prune T1 Oak located at the back of the property, by reducing height, and spread by 3.5–4metres to entire canopy and taking back to previous most recent points of reduction.

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

Week 3

DM/23/2431 – 94 Bentswood Road

Bentswood & Heath East

Removal of existing single storey rear extension. Proposed new single storey extension to rear with pitched roof. Loft conversion into habitable space, with pitched roof dormers to front and rear roof pitches. Single storey front porch extension with pitched roof. Removal of existing timber carport to side of existing house. Three-storey side extension. (Corrected block plan received 1 December 2023.)

The Town Council notes the submission of a corrected block plan (received by Mid Sussex District Council on 01/12/2023) and has no comment to make.

DM/23/2851 – 3 The Rushes

Franklands

Cut back branches of trees overhanging pond, by no more than 2 metres.

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

DM/23/3010 – 3 Manaton Close

Bentswood & Heath East

Extension and part demolition of existing attached garage and conservatory and replacement with new one storey building to provide additional bedroom, bathroom and utility area.

No comment.

DM/23/3012 – 42 Lucastes Avenue

Lucastes & Bolnore

Proposed two-storey side extension.

No comment.

DM/23/3013 – Land rear of 21 and 22 Colwell Gardens

Ashenground

Poplar (T1) – reduce crown by approximately 3–4m, remove any dead, dying or broken branches.

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

DM/23/3037 – Cotswold, Fox Hill Close

Franklands

Proposed oak-framed porch extension to front.

No comment.

APPENDIX 2

DM/23/2866 – Land east of Ansty Way, Cuckfield Bypass, Cuckfield

Outline planning application (all matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.

Haywards Heath Town Council strongly **OBJECTS** to this outline application for the following reasons:

1. it is an opportunistic and speculative application, which does not serve the interests of the local area;
2. the site is not included as an allocated housing site in the Mid Sussex District Plan 2014–2031, nor has it been included as an allocated housing site in the Mid Sussex District Plan 2021–2039 Submission Draft (Regulation 19);
3. the site is not included as a housing site in either the Cuckfield Neighbourhood Plan or the Ansty, Staplefield and Brook Street Neighbourhood Plan;
4. it constitutes an attempt to circumvent the existing adopted strategies and policies contained within the above-mentioned Plans, the purpose of which are to assist in the achievement of sustainable development;
5. given the proximity of the site to Haywards Heath, it is inevitable that any future development would have an impact on the town's infrastructure, facilities and services. However, the town itself would not benefit directly from the receipt of any infrastructure monies arising from the development, nor would it benefit from any increase in Council Tax revenue;
6. it would be contrary to elements of existing policies of the Mid Sussex District Plan 2014–2031, notably:
 - a. DP12: Protection and Enhancement of Countryside;
 - b. DP13: Preventing Coalescence;
 - c. DP21: Transport;
 - d. DP26: Character and Design.