

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 5 June 2023

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

* Absent
** Apologies

9. Apologies

The following apology was received:

| Member | Reason for Absence |
|----------------|---------------------------|
| Cllr N Chapman | Holiday |

10. Minutes

The minutes of the meeting held on Monday, 22 May 2023 were taken as read, confirmed as a true record and duly signed by the Chair.

11. Substitutes

There were none.

12. 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."

cont.

13. 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 |
|---|--|---|-----------------|
| 22/05/2023 AP/22/0036 APP/D3830/W/22/3301869 (DM/21/3763 refers) | Cross Construction Development Site Rocky Lane HAYWARDS HEATH | The proposal is to erect 9 apartments within a single three-storey building, along with access, parking and landscaping. (Revised plans showing corrected red line boundary received 15.12.2021.) | Dismissed |

14. Licensing Applications

There were none.

15. Comments and Observations on Planning Applications

Members made comments and observations on 19 planning applications as per Appendix 1 attached.

16. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8:16pm.

APPENDIX 1

Week 1

DM/23/1183 – Café Rouge, 33 The Broadway

Bentswood & Heath West

New Banana Tree signage to replace existing Rouge Brasserie signage.

No comment.

DM/23/1200 – 21 Willow Park

Franklands

T1 Oak – crown reduction by 2 metres. Remove lowest limb. T2 Oak – crown reduction by 2 metres.

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

DM/23/1209 – 14 Aspen Walk

Franklands

Loft conversion with 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/23/1216 – The Star, 1 The Broadway

Bentswood & Heath West

T1 Horse chestnut – remove 1 x low branch to the east of the canopy, currently rubbing causing damage to the storage compound roof and reduce south of the canopy by up to 3m.

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

DM/23/1254 – Hillis Wood House, 22 Lucastes Road

Lucastes & Bolnore

T1 Chamaecyparis – fell, T2 Chamaecyparis – fell, T3 Ash – fell, and T4 Ash – fell.

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

Week 2

DM/23/0136 – 106 Franklynn Road

Ashenground

Proposal to drop a kerb to provide access to existing driveway and garage.

No comment.

DM/23/1235 – 12 Gander Green

North East

Single storey building in the rear garden.

No comment.

DM/23/1238 – Chestnuts, Woodridge Close

Franklands

Variation of condition no. 2 relating to planning application DM/22/2801 – to update the proposed plans to allow for design changes.

No comment.

DM/23/1247 – 59–63 South Road**Ashenground**

Alterations to shopfront layout and alterations to layout of rear parking arrangements.

Like the previous application (DM/22/2285 refers), the Town Council **SUPPORTS** this latest application as it welcomes anything that enhances the visual appeal of the property and is likely to encourage its use. However, Members would like clarification as to what type of glazing is proposed for the ground floor shopfront, i.e. will it be clear/transparent or obscured/opaque in some way? The ground floor will form part of a gym and the question has been raised about gym users being in full view of passers-by and how this might impact the street scene/vibe.

DM/23/1260 - 2 Frankton Avenue**Franklands**

Installation of air source heat pump to rear of 2 Frankton Avenue, adjacent to wall forming boundary and fence with 4 Frankton Avenue.

No comment.

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.

The Town Council notes the variation of condition 2 of DM/20/3310 and has no further comment to make.

DM/23/1274 – 1 The Cedars**North Central**

Partial garage conversion to office space with new roller door and window.

No comment.

DM/23/1285 – 6 Haywards Villas**Ashenground**

Rear single storey extension with a flat roof and lantern style rooflight.

No comment.

DM/23/1296 – 46 Lewes Road**Franklands**

Variation of condition 2 of application DM/22/3219 for amendment to the approved plans to allow for alterations to the eaves height of the roof over the garden room.

No comment.

Week 3**DM/23/1273 – 47 Lucastes Avenue****Lucastes & Bolnore**

Retrospective application for proposed new boundary railing and gates on Lucastes Avenue frontage.

The Town Council is very disappointed that this application is retrospective, the proposal has been implemented prior to applying for the appropriate permission and it is being presented as a fait accompli. The Town Council **OBJECTS** for the following reasons:

1. the railings and gates are detrimental to the character of the Lucastes Conservation Area and do not relate sympathetically with the street scene in this locality. This is contrary to Policies DP26 and DP35 of the Mid Sussex District Plan 2014-2031 and Policies E9 and H9 of the Haywards Heath Neighbourhood Plan;

cont.

DM/23/1273 – 47 Lucastes Avenue (cont.)

Lucastes & Bolnore

2. the proposal does not address the points made by Mid Sussex District Council's Conservation Officer under previous application reference DM/22/3071. Amongst other things, she commented that: 'With few exceptions, the front boundaries of the houses are of hedgerows, with open, ungated driveways. The few gates which are present along this stretch of the Avenue tend to be of a 5 bar timber design, having a semi-rural character which complements the 'village' feel of the development'. It is disappointing to note that this latest application has disregarded the Conservation Officer's view, which remains valid;
3. there is concern that the existing hedge along the frontage of the property is under threat because of its proximity to the railings, which would make future maintenance impractical. In order to safeguard the integrity of the Conservation Area, the hedge (and trees along the front boundary) must be afforded adequate protection and any steps to remove them in the future should be resisted;
4. the vehicular access gate is not set back to the minimum 5m as required (and previously advised) by West Sussex County Council Highways to allow a vehicle to pull in off the carriageway and wait whilst the gates are in operation – this is to the detriment of highway safety;
5. if permission were granted, it would set an unwelcome precedent for future proposals of a similar nature. This would undermine the policies that are in place to control development in the town.

DM/23/1307 – 15 Chandlers Field Drive

Lucastes & Bolnore

Erection of a single storey rear extension extending beyond the rear wall of the original house by 3.60m, to a maximum height of 3.90m and the height of the eaves to 3.00m.

No comment.

DM/23/1322 – 9 Knight Close

Lucastes & Bolnore

Hawthorn to be pruned back by 2m to achieve a 2m clearance from building.

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

DM/23/1351 - Parkers MOT & Tyre Centre Ltd, Units 1 & 2, 12 Bridge Road

North Central

Discharge of Conditions 2, 4, and 11 relating to planning reference DM/22/3772.

Further to condition 11. of DM/22/3772, which relates to the site set-up during construction, the Town Council requests that all those responsible for the site, e.g. the Site Manager/Contract Manager, be made aware that Queens Road has a 7.5 tonne weight limit for goods vehicles. Therefore, any construction-related vehicles that exceed this must access the site from the east, i.e. from the roundabout at the northern end (bottom) of Oathall Road.

DM/23/1361 – The Sundial, 2 Birchen Lane

North East

2-storey front/side extension and new single storey side extension to be used as garage.

No comment.