

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 12 February 2018

C N Laband (*Chairman*)
M J Pulfer (*Vice Chairman*)
Mrs C Cheney
R J R Clarke
A C McPherson
H A Mundin

* Absent
** Apologies

Also present: Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/17/2384 – NCP Car Park, Harlands Road:
Mr Richard Chitty and Mrs Sally Chitty, who were attending in order to observe the Committee's consideration of the proposals

103. Apologies

There were none.

104. Minutes

The Minutes of the meeting held on Monday, 22 January 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

105. Substitutes

There were none.

106. Members' Declarations of Interest

Councillor Howard Mundin 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) appointed to Planning Committee B. I further reserve the right to alter my views should the applications come before Planning Committee B, 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 R J R Clarke	DM/17/4916	Land adjacent to 1 The Willows, Colwell Road	Is a close friend of the father of one of the residents of The Willows

107. Planning Appeals

Members noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission (application number DM/16/3998 refers):

Date Decided & References	Site	Description	Decision
19/01/2018 AP/17/0057 APP/D3830/W/17/3187318	Land at Rogers Farm, Fox Hill	Outline application for the redevelopment for up to 37 residential units, including proposed access	Dismissed

108. Licensing Applications

There were none.

109. Comments and Observations on Planning Applications

Members made comments and observations on 22 planning applications as per Appendix 1 attached.

110. Consultation on the Installation of a Signal-Controlled Pedestrian Crossing on Isaacs Lane

In advance of the meeting, Members had been emailed with consultation documents from West Sussex County Council (WSSC) regarding proposals for the installation of a new signal-controlled pedestrian crossing on the A272 Isaacs Lane, at the pedestrian refuge island located immediately south of its junction with Chownes Mead Lane.

Members welcomed and were fully supportive of the project for the reason that the crossing would provide a much-needed and long-awaited improvement to highway safety for all pedestrians, particularly those students from the Bolnore Village neighbourhood making their way to and from Warden Park Secondary Academy in Cuckfield. However, they were concerned that this positive outcome for pedestrians would have a negative impact on traffic flows at the roundabout to the north of the crossing, i.e. where the A272 met the B2272. During the rush hour, the crossing would inevitably hold up southbound traffic on Isaacs Lane to the extent that it would back up to the roundabout and would result in vehicles joining the roundabout without having a clear exit. This would worsen congestion at a key pinch point on the local highway network and would undermine the performance of the relief road.

As a measure to mitigate the situation, it was agreed to ask for the road surface of the circumference of the roundabout to be marked with yellow hatching in an endeavour to prohibit vehicles from joining the roundabout unless their exit was clear. It was further agreed that an appropriate response to the consultation would be formulated by the Chairman, Vice Chairman and Responsible Financial Officer and submitted to WSSC by the deadline of 14 February 2018.

111. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:19pm.

APPENDIX 1

Week 1

DM/17/4916 – Land adjacent to 1 The Willows, Colwell Road

Franklands

Construction of one three bedroom dwelling.

The Town Council notes that this application has been submitted following Mid Sussex District Council's (MSDC's) refusal of an application for the same site for two, two-bedroom houses (DM/17/2581 refers). In common with MSDC, the Town Council opposed this earlier proposal.

Despite a reduction in the number of dwellings from two to one, the Town Council **objects** to this latest application for the following reasons:

The Town Council **objects** to this application for the following reasons:

1. it remains unclear as to whether the applicant has right of way to any vehicular access in Anscombe Woods Crescent;
2. it conflicts with elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan. The proposed dwelling would protrude into and thereby interrupt the green corridor that extends from the corner of the entrance to Southdowns Park down to Balfour Bungalow. This would be detrimental to the sylvan nature of the street scene on this side of Colwell Road;
3. it amounts to speculative 'land grab';
4. it constitutes opportunistic overdevelopment of an unsuitable site;
5. the proposed dwelling would give rise to an incongruous and obtrusive form of development which would be detrimental to the amenities of neighbouring properties by virtue of overlooking/loss of privacy;
6. whilst not a material planning consideration, the proposal would require a party wall agreement with number 1 The Willows. It is understood the owners of this property have indicated that consent would not be forthcoming.

DM/18/0101 – 47 Balcombe Road

Heath

Cut back existing conservatory, convert the existing coach house into a new dwelling (including raising the roof by approximately 1.2m), widen the existing driveway and provide cycle and waste storage areas.

Deferred until the meeting of 5th March 2018.

DM/18/0185 – 28 Lucastes Lane

Lucastes

Single storey rear extension.

No comment.

DM/18/0194 – Penland Farmhouse, Hanlye Lane

Lucastes

Variation of Condition 11 (site access) and 26 (approved plans) and removal of Condition 19 (contamination) relating to permission ref. DM/16/1803.

The Town Council **supports** the proposed variation of Conditions 11 (site access) and 26 (approved plans) subject to compliance with the following:

1. irrespective of whether their amenity value is perceived to be high or low, no trees are to be felled in order to accommodate the temporary access;
2. any subsequent proposal to increase the number of dwellings on site is supported by **a)** a proportionate increase in the number of affordable housing units, and **b)** enhanced developer financial contributions by means of a revised Section 106 Agreement.

Regarding the removal of Condition 19 (contamination), the Town Council defers to the recommendation of Mid Sussex District Council's Contaminated Land and Environmental Protection Officer.

DM/18/0240 – 22 Greenhill Way

Franklands

Proposed single storey north-east side extension.

No comment.

DM/18/0249 – Land adjacent to 361 Gravelye Lane, Franklands Village

Franklands

Erection of a two storey detached building to provide 2 no. 2 bed self-contained apartments.

The Town Council supports this application because it would provide the town with two more much-needed smaller units of affordable accommodation in a sustainable location. It is noted that a neighbouring resident has objected to the proposals and it is requested, therefore, that Mid Sussex District Council takes account of any material planning considerations that he has made.

Week 2

DM/17/2384 – NCP Ltd, Harlands Road Car Park, Harlands Road

Lucastes

The clearance of the site and the construction of a building containing 65 residential 1 and 2 bedroom apartments, with associated access, car parking, landscaping and ancillary works. (Amended plans received 5 January 2018 showing minor revisions to internal layouts and illustrative landscaping.)

The Town Council notes the amended plans received by Mid Sussex District Council on 5/1/18. However, they do nothing to address the reasons for objecting to this application when it was considered the first and second time round, i.e. on 19/6/17 and 13/11/17. Therefore, the Town Council **objects** to this application and reiterates the reasons for this as follows:

1. the construction of a building containing 65 apartments would be contrary to Policy H6 of the Haywards Heath Neighbourhood Plan (HHNP). Whilst this policy supports the principle of residential development on this site, it places a restriction of 'approximately 40' on the number of dwellings that would be acceptable. Clearly, 65 is nowhere near 40 and therefore the proposal is too big, too tall and would give rise to an overdevelopment of the site;
2. leaving aside the fact that the proposal undermines the integrity of the HHNP, the provision of only 45 parking spaces for 65 apartments (35% of which are to be 2-bed) is inadequate and unrealistic. There is no disputing that the site is in an accessible and convenient location; nevertheless, it is probable that most residents from the development would have a car and, with insufficient parking capacity on site, this would lead to overspill parking in the wider neighbourhood. This is in an area where parking is already at a premium because of existing on-street restrictions. **cont.**

2. (cont.) On-site parking should be provided at a ratio of one space per dwelling;
3. Members dislike the appearance of the proposed development because it 'blends in' too closely with other buildings in the vicinity that lack architectural merit. Members expressed a preference for the architects' original 2016 design, before it evolved through the Mid Sussex Design Review Panel.

Moreover, Members are appalled at the assertion that the result of a Financial Viability Assessment 'leads to a conclusion that it is financially unviable to provide any affordable housing as part of the proposed development or make any financial contribution in lieu.' This is simply not acceptable. It is not the responsibility of the local planning authority to underwrite the profit objectives of the developer.

In the unwelcome event of permission being granted, the Town Council requests that this be conditional on the development having a gated access. The purpose of this would be to safeguard resident amenity by preventing unauthorised parking by commuters and others. Finally, and with regard to developer Section 106 contributions, the Town Council requests that allocations are made as follows:

- local community infrastructure (LCI) public realm improvements to South Road;
- art in the community – town centre £5,000;
- support for Haywards Heath library £5,000;
- Independent Works Programme (IWP) – community infrastructure £15,000;
- highways/transport £5,000.

DM/17/2551 – Bridge Road/Queens Road

Heath

Proposed 6 no. identification signs at Bridge Road and 1 no. directional sign at Mill Green Road (amended plans received 26 January 2018).

The Town Council **supports** this initiative which will formally identify the Bridge Road and Mill Green Business Estates and will promote the businesses located therein. This is important for the success of the local economy and demonstrates that Haywards Heath is 'open for business'.

However, Members request that a number of issues are addressed before any consent is granted. These are as follows:

1. West Sussex County Council (WSCC), as the local highway authority, must be consulted on the placement of all the signs so that the impact on any road safety issues can be properly assessed. Furthermore, the installation of the directional sign for the Mill Green Business Estate – sign number 4 – will require WSCC's permission because it is on County Council land;
2. the positioning and alignment of the two 'Welcome to Bridge Road Business Estate' entrance signs – sign number 3 – must be given careful and sympathetic consideration. They must not obstruct the outlook from the windows of residential properties at Princess Court and Queens Court, nor must they hide the street nameplates for Bridge Road. The proposed height for the top edge of the signs – at 2000mm above ground level – is excessive and overbearing; Members felt that placing the signage just above ground level would achieve the same objectives, supporting, rather than disrupting the street scene on the perimeter between the residential and industrial areas.
3. if this signage application is approved, all ancillary/unauthorised signage must be permanently removed and this formal 'gateway' entrance to the industrial estate smartened up.

DM/17/5136 – Fraser House, Triangle Road

Ashenground

Proposed change of use from Funeral Directors to Veterinary Practice.

No comment.

DM/18/0302 – 5 Lucastes Road

Lucastes

Proposed two storey side extension, replacement porch, detached double garage, alteration to the position of the access and driveway.

No comment.

DM/18/0308 – 17 Blunts Wood Road

Lucastes

Erection of detached garage and carport.

The Town Council **objects** to this application on the grounds that the proposed garage and carport would result in an overbearing and unneighbourly form of development, out of keeping with the character of the area and detrimental to the amenities of adjoining properties. This conflicts with elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan.

DM/18/0311 – 131 Western Road

Bentswood

Proposed single storey rear extension and loft conversion.

No comment.

DM/18/0312 – 2 Oakhurst

Heath

Proposed first floor front and side extension, and link extension to existing garage.

No comment.

DM/18/0334 – 64 Gordon Road

Heath

Proposed two storey and single storey rear extensions.

No comment.

DM/18/0342 – 67 Sheppeys

Ashenground

Oak tree – thin crown by 20% and remove epicormic growth.

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

DM/18/0353 – The Lodge, Colwell Road

Franklands

3 x oak. T3 – fell. T2 – reduce crown up to max 2m. T1 – reduce crown by up to 1.5m.

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

DM/18/0373 – 31 Lucastes Road

Lucastes

Amendment to design for detached garage as under ref. 00/01461/FUL (updated 29/01/2018).

No comment.

DM/18/0377 – 37 Gander Hill

Heath

Variation of planning condition number 1 of planning application DM/16/5639. Replace drawing 6816:SKP03 (proposed plans and elevations) with 6816:C01 (layout plans) and 6816:C04 (proposed elevations).

No comment.

DM/18/0381 – 136, 138 and 140 Barnmead

Heath

Ash tree – fell.

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

DM/18/0427 – 60 Lewes Road

Franklands

Ash (T1) and cedar (T3) – remove to make way for new drive. Ash (T2) – remove to make way for new drive, tree constantly shedding dead limbs. Conifers x 2 (T4) – remove for new garage to be built. Conifers x 2 (T5) – remove to allow oak beside to develop. Acacia (T6) (TPO'ed) – remove due to poor health and make way for new drive.

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

Week 3

DM/18/0407 – 13 Gander Green

Heath

Proposed first floor side extension over existing garage. New porch. External material changes.

No comment.

DM/18/0411 – 30 Lucastes Road

Lucastes

T1 multi-stemmed leylandii – fell. T2 pine – reduce by 8m back to previously broken branches. T4 and T5 sycamore – fell. T6 leylandii – fell. T7 beech – reduce by 2m. T9 ash – fell. T10 pine – reduce crown by approximately 1m.

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

DM/18/0451 – 1 Chapman Way

Franklands

G1 10 x poplar – fell to ground level, T8 & T9 – 2 x sweet chestnut – reduce crown by 1.5m, T50 oak – crown lift to 4.5m over access road, T51 oak – crown lift to 4.5m over access road.

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