

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 09 October 2017

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.

Ms Emma Clayton and Miss Clayton.

Regarding application number DM/17/3753 - Mid Sussex District Council Heath Road Car Park, Heath Road, Mr James Batchelor

Regarding application number DM/17/3755 Perrymount Road and 1- 5 Clair Road, Mr Tim Rodway and associate.

Regarding application number – DM/17/2764 - Linden House Birch Avenue, Mr Ian Greg, Mrs Heather Greg, Mrs Charlotte Drake and Mr Drake.

Regarding application number DM/17/3760 and 17/3672 - Land to the West of Butlers Green House, Butlers Green Road, Mr Richard Moon.

52. Apologies

There were none.

53. Minutes

The Minutes of the meeting held on Monday, 11 September 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

54. Substitutes

There were none.

55. 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."

Then Cllr Howard MUNDIN and Cllr Rod Clarke declared personal interests in application DM/17/3753 - Mid Sussex District Council Heath Road Car Park Heath Road as Mid Sussex District Council Members as the Car Park was owned by the authority. The Town Clerk informed the Committee that the

advice, he had given, to declare such an interest had been made in liaison with the Mid Sussex District Council's Monitoring Officer.

Cllr Clive Laband declared a prejudicial interest in application DM/17/3753 - Mid Sussex District Council Heath Road Car Park Heath Road, as a resident in the adjacent Ashurst Place and his role with the Ashurst Place Management Company.

56. Planning Appeals

There were none.

57. Licensing Applications

There were none.

58. Comments and Observations on Planning Applications

Members made comments and observations on 36 planning applications as per Appendix 1 attached.

The Chairman announced that there were four applications that the Committee were going to hear representation on.

The first matter heard was DM/17/3753 - Mid Sussex District Council Heath Road Car Park Heath Road. Mr James Batchelor addressed the Committee and stated that he was supportive of the application, but asked Members to support his request for three conditions to put on the application. The Chairman stated, as a resident, support for the conditions and then left the chamber in line with his declared prejudicial interest.

Cllr Micheal Pulfer took the Chairman's role for the consideration of the application. Once the application had been heard Cllr Clive Laband returned to the room and resumed the Chairmanship and heard representations from;

Mr Tim Rodway and associate on behalf of Fairfax in support of DM/17/3755 Perrymount Road and 1- 5 Clair Road.

Mr Ian Greg, Mrs Heather Greg, Mrs Charlotte Drake and Mr Drake in objection to DM/17/2764 - Linden House Birch Avenue.

Mr Richard Moon in objection to DM/17/3760 & 17/3672 - Land to the West of Butlers Green House Butlers Green Road.

The Committee then considered the rest of the planning applications under item 7.

59. Road naming Consultation for a residential development on land north of Birchen Lane.

Members noted the four suggestions made by the developer with regards to the street naming consultation. It was agreed that all the names were suitable, but Members were not clear on what suffixes needed to be used so the decision was delegated to the Town Clerk in liaison with the Street Name and Numbering Officer at Mid Sussex District Council, therefore,

Members **RESOLVED** to,

Instruct the Town Clerk, under delegated authority, to agree two of the following road names (Alder Way, Elm Close, Hazel Way and Lime Close) for the two road names at the residential development on land north of Birchen Lane in liaison with the Street Naming and Numbering Officer at Mid Sussex District Council.

60. S106 Community building monies to a third-party organisation.

It was questioned that other priorities for Community building monies had been identified through the Neighbourhood Plan. The Town Clerk stated that those facilities identified currently have no site, evidence of need or business plan. In addition, the £24,003 identified would be little in terms of what would be a £800,000 upwards project. As a result, Members were left with the choice of granting to a deliverable scheme now, or holding the money for an, albeit identified, speculative project. It was confirmed that the lift would be used to reach community rooms and it was also noted that Food Bank was located within, and run from the church. With this,

Members **RESOLVED** to,

Support the request made by Haywards Heath Baptist Church, to Mid Sussex District Council, for the release of £24,003 worth of Community Building S106 monies to install a lift in the new church Community Facility to be located on Sussex Road.

61. Items Agreed as Urgent by the Chairman

None

The meeting closed at 9:16pm.

Week 1

DM/17/3413 - Land At 37 - 55 Perrymount Road And 1-5 Clair Road, RH16 3BN**Heath**

Outline planning application for redevelopment of the site to provide 145 new residential units including 30% affordable housing and 1207 sq. metres of commercial floorspace (A2 use class), together with associated car parking. All matters to be reserved except from Access and Layout.

Haywards Heath Town Council is profoundly disappointed that the outline design of the development appears dull and misses a significant opportunity to improve the gateway to the Town, which is an important urban location on the perimeter of the station quarter and adjacent to the forthcoming Premier Inn Hotel. It is therefore requested that the design of the building be reviewed. The committee's view is that this is an opportunity to provide a contemporary, forward looking design, in keeping with the future aspirations of the Town. What is presented is not good, the Town Council feels that Mid Sussex District Council do could much better for the Town through its urban design process. It is believed the height of the building at six floors echoes neighbouring premises in Perrymount Road, however the propensity to blend in with the surrounding analogous buildings is aiming for the lowest common denominator, and misses badly. As outlined the current application undermines policy B3. As it does not comply with "The Council would be supportive of an innovative design approach to such properties". In addition to the Town Council's position on the design of the development it requests that the following conditions are put on the application.

Conditions:

- The outline plan offers trees, and some details of soft landscaping. These must be included as a planning condition (not informative).
- The development will have communal bins for landfill and recycling. These are large commercial bins which are not collected by MSDC, therefore to prevent emerging Environmental Health issues developing, move of waste or goods in/out of the site will not be permitted before 07:00 or after 22:00 daily.
- Entrance gates, the development should be gated to prevent conflict from emerging unauthorised parking issues, with trade buttons set to operate after 07:00 daily.
- Construction Management Plan, to include on-site parking (not in nearby roads) for all construction site personnel along with Wheel washing by hand.
- Construction hours, works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday – Friday 08:00- 18:00 hours, Saturday 09:00 – 13:00 hours Sundays and Bank/Public Holidays no work permitted.
Reason – this is a commercial build for profit, therefore economic interests could compromise nearby resident interests, consequently this condition is required to protect the amenity of residents. B3 MSLP applies.
- Building/Lease covenants, should be configured with provisions to allow a change of use from Commercial to Retail Classes A1, 2 and 3. This is to prevent reoccurrence of issues restricting development elsewhere in the town, and critically to comply with policy objective 7A of the extant HHNP, supporting flexible and sustainable economic development in Haywards Heath.

DM/17/2773 - 8 Calbourne, RH16 4AQ**Heath**

Revised description: Erection of 2m metre high close board fencing 1.4m from highway. Existing fence to be removed and relocated.

No comment.

DM/17/3369 - Physio Rooms, Church Road, RH16 3NU **Heath**

Relocation and alterations to entrance area to facilitate new disabled ramp access and replacement of doors and windows on the North East Elevation. Extend opening hours to include Sunday 9am-9pm. (Amended description 05.09.2017).

No comment.

DM/17/3472 - 54 Wivelsfield Road, RH16 4EW **Ashenground**

Extension/modification to existing house.
and

DM/17/3476 - 56 Wivelsfield Road, RH16 4EW **Ashenground**

Demolition of existing dwelling and erection of 2 new four bed detached dwellings with integral garages

Haywards Heath Town Council notes the concerns of the neighbouring residents in relation to the effect of the proposed development on their properties. The living environment of residents is taken very seriously by the Town Council through planning law and to this end it is felt that the amenity of those residents living nearby will be adversely affected.

DM/17/3562 - 1 Norton Lees 9 Oathall Road, RH16 3EG **Heath**

Proposed single storey side extension with internal alterations.

No comment.

DM/17/3636 - 12 Birchen Lane, RH16 1SA **Heath**

Single storey extensions to form porch and wc to front and enhanced kitchen/family room to rear together with ancillary landscaping.

No comment.

DM/17/3640 - 3 Beech Hill, RH16 3RY **Franklands**

First floor extension and extension of vehicle hardstanding to provide improved on-site parking and improve access/egress for vehicles.

No comment.

DM/17/3648 - 25 Muster Green South, RH16 4AL **Lucastes**

T1 Maple - Reduce crown by 3m and laterals by 2m.

No comment. Defer to tree officer.

DM/17/3670 - 7 Mill Stream Meadow, RH16 1TH **Heath**

T1- Oak Reduce back on side of No 7 Mill Stream to previous cut points to prevent tree overhanging garden, and removal of 1 lower limb.

No comment. Defer to tree officer.

DM/17/3672 - Land West Of Butlers Green House Tylers Green Cuckfield **Lucastes**

Erection of four dwellings and garaging and formation of two access points.

Haywards Heath Town Council objects to this application on the grounds that the application is outside of the built line of the adopted Haywards Heath Neighbourhood Plan and the site was discounted during the development of the Plan. It is critical that this, being the last land parcel between Haywards Heath and Cuckfield, application for four houses is refused so to maintain a clear boundary between the Town and the village. The application will have a detrimental effect on the Grade II listed building Butlers Green House located next to the site and the nearby Paiges Meadow and Blunts wood. The development will also add two entrance/exist points onto the very busy B2272 and the Tylers Green roundabout, which is already over capacity in terms of car movements.

Week 2

DM/17/2453 - Land Opposite 3 Saddlers Way, RH16 4UY

Lucastes

Retrospective application for 1 No. panel and post advertisement sign comprising 4 No. separate signs highlighting the Housing Association and the properties on offer (amended description 31st July and revised location plan 14th September).

Haywards Heath Town Council appreciates the efforts made by the applicant to move the signage, made in response to the Council's previous comments on the application, and is happy with the new position of the sign.

DM/17/2764 - Linden House Birch Avenue RH17 7SL

Franklands

Proposed outline application with all matters reserved for the erection of two detached dwellings on the land rear of 'Linden House' with access via Birch Avenue

Haywards Heath Town Council vehemently objects to this opportunist backgarden development and wishes to reiterate and stand by its previous comments made on a similar application on the site. There is no precedent for a back-garden development of this scale nor will the two dwellings being proposed be in keeping with the existing properties within the locality. Specifically, to this latest application the Town Council has displeasure at the number of inaccuracies within the planning application including the incorrect location of trees and misinformation on a specific tree which actually precludes the building of one of the dwellings. The disregard of the ancient woodland and the badger set located within locality of the site and the potential blocking of a green corridor is again a concern of the Town Council.

The Town Council is also disappointed with the comments of the Conservation Officer on this application as the words 'might' and 'suggest' leaves the advice open to challenge. For the avoidance of doubt the Council would like the following points.

1. the application is contrary to Policies H8 and E9 of the Haywards Heath Neighbourhood Plan;
2. it constitutes overdevelopment of the site in the form of opportunistic rear garden development, i.e. 'garden grab';
3. there is no provision of a minimum 15 metre 'non-garden' buffer zone between the development and the area of ancient woodland to the south. Joint standing advice issued by Natural England and the Forestry Commission recommends that there should be;
4. the development of the major portion of the rear garden of Linden House would destroy part of a valuable 'green corridor' for wildlife in this locality. Habitats for creatures such as badgers, deer and great crested newts would be eroded and compromised;
5. having regard to the relationship of the site to existing residential properties, the proposed dwellings would give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities of neighbouring residents by virtue of intrusion, loss of privacy and overlooking;
6. development of the site by the construction of two dwellings would constitute an undesirable intensification of residential development at a density which would be out of keeping with the rest of Birch Avenue. This would detract from the present character and charm of the locality, it would detract from its environmental quality and it would be detrimental to the amenities of neighbouring residents;
7. the formation of a long access drive between Shepherds Barn and Linden House itself would adversely affect the peace and quiet that residents of those properties currently enjoy in their rear gardens. This would be because of vehicular noise and disturbance;
8. Mid Sussex District Council's Tree Officer has stated that '[proposed] dwelling one will need to be moved much further away from [trees] T5 and T11 for me to be able to raise no objection at the reserved matters stage.' The Town Council's Planning Committee considers this a clear objection to the dwellings being built as outlined. If the development as shown on the site plan were to be permitted, the root systems and future growth/health of existing trees would be jeopardised. Allowing the principle of development without safeguarding clarity would set an unwelcome and dangerous precedent.

DM/17/3664 - 31 Wood Ride, RH16 4NL

Ashenground

Replace existing conservatory with a part single storey and part two storey rear extension with modified landscaping.

No comment.

DM/17/3707 - 15 Priory Way, RH16 3LS

Bentswood

Removal of existing conservatory and replace with a single storey rear extension to form a habitable room on the same footprint. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

No comment.

DM/17/3721 - Garage Block Hightrees

Bentswood

Sycamore (T1) reduce lower crown back off garage roofs by up to 3m. Birch (T2) remove lowest minor limb back to trunk. Oak (T3) remove major limb back to growth point close to trunk. Remove lowest secondary drooping limb back to main branch

No comment. Defer to tree officer.

DM/17/3745 - 62 Allen Road, RH16 3PT

Bentswood

Removal of existing shed and garden room. Garden room to be replaced with rear single storey extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

No comment.

DM/17/3760 - Land To The West Of Butlers Green House Butlers Green Road, RH16 4BH **Lucastes**

Outline application for the erection of 4no. dwellings, associated garaging and the creation of two access points. All matters reserved except for Access.

Haywards Heath Town Council objects to this application on the grounds that the application is outside of the built line of the adopted Haywards Heath Neighbourhood Plan and the site was discounted during the development of the Plan. It is critical that this, being the last land parcel between Haywards Heath and Cuckfield, application for four houses is refused so to maintain a clear boundary between the Town and the village. The application will have a detrimental effect on the Grade II listed building Butlers Green House located next to the site and the nearby Paiges Meadow and Blunts wood. The development will also add two entrance/exist points onto the very busy B2272 and the Tylers Green roundabout, which is already over capacity in terms of car movements.

DM/17/3766 - 5 Bolnore Road, RH16 4AB

Lucastes

Fell non native Conifer. Reduce rear boundary hedging Conifers by 2m in height. Reduce split and leaning Gum by 4-5m in height.

No comment. Defer to tree officer.

DM/17/3787 - 29 Sergison Close, RH16 1HT

Lucastes

The proposed works include a first floor extension above the existing garage, and an existing garage conversion, with new window to front to replace garage door.

No comment.

Week 3

DM/17/3531 - 6 Lucastes Lane, RH16 1LD

Lucastes

Demolition of existing conservatory to rear of dwelling and construct a two storey rear/side extension with adjoining single storey extension to the rear also. The entrance to the property is proposed to be moved to the front elevation, with oak framed porch. Also proposed double bay, oak framed garage.

No comment.

DM/17/3753 - Mid Sussex District Council Heath Road Car Park Heath Road **Heath**
Proposed redevelopment of an existing, once private, car parking area, now owned by MSDC, into a Public Pay and Display car park. This car park is connected to the existing MSDC car park known as Heath Road Car Park. Works to include the construction of a new access from the existing car park, resurfacing of the car park and the installation of lighting to recommended car park standards.

Haywards Heath Town Council supports the application and supports the following conditions being placed on the application.

- Lighting - lighting must be sympathetic, to protect neighbouring properties and that it be diverted away from the properties at Ashurst Place. Furthermore, a high standard of LED lighting is required to minimise the spill of lighting and minimise the adverse effect on the neighbouring properties amenity.
- Regulation of access - it is requested that the hours of usage be limited. Access to be allowed from 7am and that it cease at 6pm with only departures being allowed thereafter through regulation of a barrier, which will let cars leave the car park. In essence the barrier comes down at 6pm with a sensor letting cars leave after such time.
- Fencing- at the present a linked fence is in situ, to protect the privacy of properties and neighbouring houses. This application would increase disturbance to the aforementioned properties. So, to protect resident's privacy it is requested that hard fencing is placed along the boundary of the car park.

DM/17/3804 -13 Blunts Wood Road, RH16 1ND **Lucastes**
Single storey extension to front of existing garage and internal alterations. Insertion of window in side wall to boundary. Installation of single velux rooflight in existing ground floor rear extension.

No comment.

DM/17/3818 - Little Norton Lees 9A Oathall Road And 11 Oathall Road RH16 3EG **Heath**
(T1) Leyland Cypress - fell. (T2) Griselinia - fell. (T3) Leyland Cypress - fell. (T4) Portugal Laurel - fell. (T5) Monterey Cypress - fell. All trees are located at number 9a Oathall Road with the exception of (T1 and T5) which are located at number 11 Oathall Road.

Haywards Heath Town Council appreciates the effort being made by the applicant to work with the Mid Sussex District Council's Tree Officer to manage and preserve the trees within this important conservation area.

DM/17/3854 - 41 Bentswood Crescent, RH16 3QP **Bentswood**
Proposed Steps to the rear of property

No comment.

DM/17/3857 - 15 Trubwick Avenue, RH16 4UR **Lucastes**
Proposed cabin in the rear garden measuring 5.2m wide, 3.3m depth and 2.5m high. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

No comment.

DM/17/3858 - Polperro Bentswood Road, RH16 3PW **Bentswood**
A single storey rear extension and double storey side extension.

Week 4

DM/17/3871 - Oldfield 55 Lewes Road, RH17 7TA

Franklands

Demolition of outbuilding and erection of 2 storey side and rear extension.

No comment.

DM/17/3872 - Oldfield 55 Lewes Road, RH17 7TA

Franklands

Demolition of outbuilding and erection of 2 storey side and rear extension.

No comment.

DM/17/3892 - 9 Haywards Villas, RH16 4HS

Ashenground

Erection of a new single storey rear extension.

No comment.

DM/17/3910 - 116 Barnmead, RH16 1XA

Heath

Proposed single storey front extension and garage conversion.

No comment.

DM/17/3928 - 97 Vale Road, RH16 4JG

Ashenground

Remove existing sunroom conservatory and replace with a brick built lean to style sunroom extension.

No comment.

DM/17/3938 - 5 Lucastes Road, RH16 1JJ

Lucastes

T1 Conifer - fell and replant. T2 Conifer - fell and replant. T3 Hazel - recoppice. G4 - Conifers - fell and replant. G5 Mixed Species - Crown reduce by 2 metres T6 Apple - Fell and replant.

No comment. Defer to tree officer.

DM/17/3980 - 23 Willow Park, RH16 3UA

Franklands

1 Oak - remove epicormic growth and reduce crown by maximum of 2 meters.
T2 Oak : remove lowest limb overhanging 23 Willow Park back to main trunk.
T3 and T4 Oak - remove epicormic growth and thin on house side by up to 20%.

No comment. Defer to tree officer.

DM/17/3987 - Charter Gate, RH16 1BQ

Heath

2 x Lime Trees - Re-pollard to old cut points (to about 4 metres).

No comment. Defer to tree officer.

DM/17/4017 - 5 Lucas Grange, RH16 1JS

Lucastes

T1 Lime Tree - Fell.

No comment. Defer to tree officer.