



## HAYWARDS HEATH TOWN COUNCIL

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20<sup>th</sup> June, 2019

To all Councillors on the Planning Committee and others for information

Dear Councillor,

You are hereby requested to attend a meeting of the **Planning Committee** to be held on **Monday, 24<sup>th</sup> June 2019 at 7:30pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

Yours sincerely,  
**Steven Trice**  
Town Clerk

### AGENDA

1. To receive apologies for absence.
2. To confirm the minutes of the meeting of the Planning Committee held on Monday, 3<sup>rd</sup> June 2019.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To note any appeals lodged or appeal decisions made, and licensing applications.

Appeals Lodged/Decided: **None**;

Licensing Applications: **LI/19/0911 – La Campana, 18 The Broadway**  
New Premises Licence.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To consider any items that the Chairman agrees to take as urgent business.

*'During this meeting the public are allowed to film the Committee and officers only from the front of the public gallery, providing it does not disrupt the meeting. **Any items in the Exempt Part of the agenda cannot be filmed.** If another member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. The use of social media is permitted but all members of the public are requested to switch their mobile devices to silent for the duration of the meeting.'*

Committee Members: C Laband (Chairman), M Pulfer (Vice Chairman), C Cheney, C Evans, S Inglesfield, A McPherson, R Nicholson, C Pitt.

## HAYWARDS HEATH TOWN COUNCIL

### PLANNING COMMITTEE

#### Minutes of the meeting held on Monday, 3 June 2019

C N Laband (*Chairman*)  
M J Pulfer (*Vice Chairman*)  
Mrs C Cheney  
C C J Evans  
Mrs S J Inglesfield  
A C McPherson  
R A Nicholson  
C A Pitt

\* Absent

\*\* Apologies

Also present: Councillor L S Wickremaratchi

Regarding application number DM/19/1648 – Land adjacent to Old Wickham Lane, Wickham Way:

Mr James Stone (*against* the application) and one other gentleman, who were attending in order to observe the Committee's consideration of the proposals;

Regarding application number DM/19/1881 – Linden House, Birch Avenue:

Mr Peter Drake and Mr Ian Greg, both of whom had registered to speak *against* the application.

**9. Apologies**

There were none.

**10. Minutes**

The Minutes of the meeting held on Tuesday, 14 May 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

**11. Substitutes**

There were none.

**12. Members' Declarations of Interest**

Councillor Clive Laband 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) District Planning Committee. I further reserve the right to alter my views should the applications come before the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

*cont.*

**12. Members' Declarations of Interest (cont.)**

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) appointed to 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."

**13. Planning Appeals**

There were none.

**14. Licensing Applications**

There were none.

**15. Comments and Observations on Planning Applications**

Members made comments and observations on 20 planning applications as per Appendix 1 attached. For the reasons explained in Appendix 1, it was **AGREED** to defer application numbers DM/19/1648 (Land adjacent to Old Wickham Lane) and DM/19/1881 (Linden House, Birch Avenue) until the Planning meeting scheduled for 24 June 2019.

**16. MSDC Consultation on the Release of Section 106 (s106) Monies Towards the Redevelopment of the Haywards Heath Rugby Football Club Clubhouse**

Members had before them a report giving details of a grant application from Haywards Heath Rugby Football Club (HHRFC) to MSDC for £350,000 towards a project to redevelop their clubhouse at Whitemans Green, Cuckfield. HHRFC had made a similar application in 2017 and at that time, the Town Council had supported the release of £46,819 of Haywards Heath-related s106 contributions, subject to conditions (Minute 125, Planning Committee 6/3/17 refers). However, the application had been subsequently withdrawn.

MSDC's Community Facilities Project Officer was now proposing a grant of up to £100,000 from appropriate s106 contributions for 'Formal Sport', with £50,000 coming from Haywards Heath-related s106 contributions and £50,000 coming from Cuckfield-related s106 contributions. The amount of grant being proposed had been guided by the funds available and the work that MSDC had undertaken recently to draft a new Playing Pitch Strategy for the District. This had identified Whitemans Green as a priority site and supported the redevelopment of the rugby changing facilities. The Town Council was being asked to consider whether it would support the release of the Haywards Heath-related sum of £50,000.

Members felt that a project such as this should receive the full backing of the Town Council and it was **AGREED**, therefore, to support the release of £50,000 of Haywards Heath-related s106 monies for 'Formal Sport' towards a proposed £100,000 grant to HHRFC for the redevelopment of their clubhouse. The funds were to be drawn from the following two developments:

**cont.**

**16. MSDC Consultation on the Release of Section 106 (s106) Monies Towards the Redevelopment of the Haywards Heath Rugby Football Club Clubhouse (cont.)**

<b>Location</b>	<b>Application No.</b>	<b>Amount</b>
Land west of Beech Hurst	11/02123/OUT	£3,665.61
Land at Penland Farm	DM/16/1806	£46,334.39
	<b>Total</b>	<b>£50,000.00</b>

Furthermore, the Committee requested that release of the monies be made conditional on the following:

- the grant application receiving an appropriate level of scrutiny by MSDC;
- HHRFC being able to secure funding for the entire project within a one year time limit;
- Cuckfield Parish Council agreeing to release a proportion of its s106 allocation towards the grant;
- HHRFC making the new facility available for use by other clubs/groups that used the Whitemans Green sports ground;
- some form of acknowledgement that the Town Council was investing the financial resources available to it for the benefit of the town's residents.

**17. Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 8:01pm.

## APPENDIX 1

### **Week 1**

#### **DM/19/1648 - Land Adjacent To Old Wickham Lane Wickham Way**

**Heath**

Change of use of agricultural land for the keeping of horses, the erection of a stable block with associated hardstanding, fencing and access track.

The Chairman informed colleagues and residents attending that there was a deficit of information relating to this application and so consideration of it was being deferred until the Planning meeting scheduled for 24 June 2019. This would allow more time to gather further details about the proposals and would enable MSDC's Case Officer to carry out a site visit.

#### **DM/19/1711 – 98 Harlands Road**

**Lucastes**

Convert the existing attached garage to form an office to include the removal of the garage door and insertion of window with wall below. Window and wall all to match existing. 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.

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/19/1712 – 2 Aspen Walk**

**Franklands**

Proposed single storey front/side extension.

No comment.

#### **DM/19/1728 – 28 Ferny Croft**

**Lucastes**

Garage conversion and internal alterations.

No comment.

#### **DM/19/1742 – The Heath Recreation Ground, Perrymount Road**

**Heath**

Installation of a 75m x 12m high ball stop fence along the northern boundary of Haywards Heath Cricket Club pitch.

No comment.

#### **DM/19/1746 – 1 Washington Road**

**Bentswood**

External ramp and level platform to front and side of building, creating a level access.

No comment.

#### **DM/19/1760 – Ashton House Residential and Nursing Home, Bolnore Road**

**Lucastes**

Training/Study building to sit on existing concrete hardstanding.

The Town Council notes the neighbour representation (dated 28/05/2019) objecting to this application, but has no comment to make.

#### **DM/19/1797 – 9 Elizabeth Place, 13 Heath Road**

**Heath**

Row of conifers – reduce height by 3m.

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

Week 2

**DM/19/1759 – Alternative Healthcare Annexe, Oathall House, 68–70 Oathall Rd Bentswood**  
Change of use from D1 (non-residential institutions) to B1 (office – other than those within A2).

No comment.

**DM/19/1811 – 40 Lucastes Road Lucastes**  
Cherry (T1) – reduce overall by 6m.

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

**DM/19/1818 – 74 Haywards Road Ashenground**  
New rear extension to adjoin existing extension with raised roof height across both and flat skylight.  
(Revision to approved application DM/18/2654.)

The Town Council notes that this application represents a revision to approved application number DM/18/2654 and has no comment to make.

**DM/19/1822 – 27 Bridgers Mill Heath**  
Extend garage forward at front elevation.

No comment.

**DM/19/1828 – 30 Edward Road Ashenground**  
Proposed single storey rear extension.

No comment.

**DM/19/1829 – 47 Harlands Road Lucastes**  
Single storey extension to rear, extending kitchen area.

No comment.

**DM/19/1830 – Denbre, 5 Holly Road Bentswood**  
Rear part-two storey/single storey extension with internal alterations.

No comment.

**DM/19/1885 – 31 Oathall Avenue Bentswood**  
Detached single garage and workshop.

No comment.

**DM/19/1908 – Grosvenor Hall, Bolnore Road Lucastes**  
English oak (T21) – reduce limb to north-east by approximately 9m to fork union.

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

**Week 3**

**DM/19/1881 – Linden House, Birch Avenue**

**Franklands**

Erection of detached 2-storey, 5-bed house with juliette balcony to front first floor elevation. Creation of new access point onto Birch Avenue, with associated landscaping.

The Chairman informed colleagues and residents attending that shortly before the start of the meeting, he had received notification that there were a number of inaccuracies with the plans submitted for this application and that amendments would be required following a site visit by MSDC's Case Officer. Consideration of the application would therefore be deferred until the Planning meeting scheduled for 24 June 2019.

**DM/19/1913 – 66 Edward Road**

**Ashenground**

Demolition of existing chimney stack, porch, glazed lean-to and rear first floor dormer. Erection of single storey extensions to front and rear of property. Roof conversion including hip to gable works with a pitched roof front dormer and flat roof rear dormer.

No comment.

**DM/19/1932 – 23 Sergison Road**

**Lucastes**

Replacement of flat roof with pitched roof. Bathroom extension to front elevation. New garage door and window to front elevation.

No comment.

**ITEM 5**

**LICENSING TEAM**  
**LICENSING ACT 2003 –**  
**WEEKS COMMENCING 27 MAY, 3 & 10 JUNE 2019**  
**Should you require further details on any application please contact us**  
[Licensing@midsussex.gov.uk](mailto:Licensing@midsussex.gov.uk)

**NEW/VARIATIONS**

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of variation required/ Nature of Application	Latest date for representations to be made. Within 28 consecutive days (Not Personal Licences) Starting day after application received
LI/19/0911	07.06.2019	Premises	Moreno & Young Ltd	La Campana 18 The Broadway HAYWARDS HEATH RH16 3AL	No	New Premises Licence	04.07.2019

**MINOR VARIATIONS**

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Nature of variation required	Latest date for representations to be made. Within 10 working days (Not Personal Licences) Starting day after application received



## **ITEM 6**

### **Week 1**

**DM/19/1648 - Land Adjacent To Old Wickham Lane Wickham Way** **Heath**

Change of use of agricultural land for the keeping of horses, the erection of a stable block with associated hardstanding, fencing and access track.

**DEFERRED FROM PREVIOUS MEETING**

**DM/19/1881 - Linden House Birch Avenue** **Franklands**

Erection of detached 2-storey, 5-bed house with juliette balcony to front first floor elevation. Creation of new access point onto Birch Avenue, with associated landscaping.

**DEFERRED FROM PREVIOUS MEETING**

**DM/19/1989 - Gardeners Cottage 22 Birchen Lane** **Heath**

Change of use of part of the site from agricultural to residential use and erection of a timber, open fronted garage building on the site.

**DM/19/2008 - 4 Iona Way** **Bentswood**

Proposed part single storey and part two storey rear extension, installation of a new front door to the side elevation blocking up the original front door and creating a new lobby and WC/ shower room in part of the existing attached garage.

**DM/19/2031 - Sunnyside College Road** **Heath**

Proposed loft conversion with dormer to the rear, two roof lights to front and a hip to gable roof. 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.

**DM/19/2040 - 47 Balcombe Road** **Heath**

Variation of condition 1 relating to planning permission DM/18/0101 - To replace drawing number 968/02 with revised drawing no. 968/02B showing alterations to the external materials.

**DM/19/2054 - Fieldway House Lucastes Road** **Lucastes**

T1 Bay tree - Reduce overall canopy by 2-3 metres. Raise canopy by 1-2 metres.

**DM/19/2067 - 33 St Francis Close** **Ashenground**

3 x Ash Trees on fence line - Crown reduce by 3m

**DM/19/2073 - Land Between 22 Lincoln Wood And 52 Lucastes Lane** **Lucastes**

Hazels, various, along boundary with 52 Lucastes Lane, coppice on a 5 year cycle in perpetuity where affecting neighbouring land and telephone line.

### **Week 2**

**DM/19/1970 - 26 And 36 Priory Way** **Bentswood**

T1 Oak - Remove two lower branches that have out grown the crown. The rest of the crown to be dead wooded and the removal of any crossing or damaged branches. This work would remove less the 30% of the crown. T2/T3 Oaks – Deadwood and crossing branches removed, thinning the crown by less than 20%.

**DM/19/2079 - 22 Greenways** **Bentswood**  
Rear ground floor extension, and conversion of garage. Partial first floor extension.  
Loft conversion to create second floor with two rear dormers and Velux windows  
on the side roof elevations

**DM/19/2087 - Busy Bees Childcare St Francis Chapel Southdowns Park Franklands**  
Proposed 2 totem signs and 1 building sign.

**DM/19/2098 - 23 Oathall Road** **Heath**  
Construction of garden store at plot boundary.

**DM/19/2114 - Brighton And Sussex University Hospitals NHS Trust Princess  
Royal Hospital Lewes Road** **Franklands**  
Provision of roof ventilation equipment to serve Theatres 1-4 at the Princess  
Royal Hospital Building.

**DM/19/2124 - 17 Sunte Close** **Heath**  
Proposed 2 storey rear extension.

**DM/19/2147 - 51 Victoria Road** **Bentswood**  
Two storey side extension and single storey rear extension.

**DM/19/2168 - 28 Chapman Way** **Franklands**  
Scotts Pine (T-55) - Remove tree to ground level.

### **Week 3**

**DM/19/1989 - Gardeners Cottage 22 Birchen Lane** **Heath**  
Change of use of part of the site from agricultural to residential use and erection of a  
timber, open fronted garage building on the site.

**DM/19/2211 - 2 Ash Grove** **Ashenground**  
Proposed loft conversion to include hip to gable to the side, dormer to the rear  
and 3 roof lights to the front elevation.

**DM/19/2247 - 3A Butlers Green House Butlers Green Road** **Lucastes**  
Knock down stud wall between the kitchen and hallway.

**DM/19/2258 - 1 Corner House Wood Ride** **Ashenground**  
T1 Copper Beech - Fell.