

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 21 August 2017

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

* Absent

** Apologies

Also present: Councillor Mrs S M Ellis
Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/17/3116 – Braydells,
Hurstwood Lane:

Mr Brian High, Mrs Andra Houchen and Mrs Stephanie Went, all of whom were attending in order to observe the Committee's consideration of the proposals.

(The Chairman used his discretion to allow Mrs Went and Mr Bassett to each make a brief representation as to why the application should be opposed.)

Prior to the start of the meeting, the Chairman asked all of those attending to stand for a minute's silence as a mark of respect for the late husband of one of the Town Council's members of staff. Sadly, he had passed away the day before after a short period of illness.

36. Apologies

The following apology was received:

Member	Reason for Absence
Cllr A C McPherson	Holiday

37. Minutes

The Minutes of the meeting held on Monday, 31 July 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

38. Substitutes

Councillor Mrs Ellis substituted for Councillor McPherson.

39. 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."

40. Planning Appeals

Members noted that the following appeal had been **lodged** in respect of Mid Sussex District Council's decision to refuse planning permission (application number DM/16/5170 refers):

Date Lodged & References	Site	Description
15/08/2017 AP/17/0041 APP/D3830/W/3174641	27 Allen Road	Alterations to existing building and addition of a new building to create two new flats. With associated refuse storage, cycle and car parking, rear gardens and access through a side gate.

41. Licensing Applications

There were none.

42. Comments and Observations on Planning Applications

Members made comments and observations on 26 planning applications as per Appendix 1 attached.

43. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:09pm.

APPENDIX 1

Week 1

DM/17/2685 – 95 Ashenground Road, RH16 4QA

Ashenground

Retrospective planning permission to convert detached garage to self contained dwelling and passageway to utility room.

No comment.

DM/17/2698 – 22 Lucastes Avenue, RH16 1JX

Lucastes

Whitebeam (T1) – reshape and reduce the top edge of the crown by 1 metre; magnolia (T2) – reduce crown by 2 metres and shape around remaining branches, grown too large; apple (T4) – fell and grind out stump.

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

DM/17/2773 – 8 Calbourne, RH16 4AQ

Heath

Retrospective application for replacement of dead hedge with 2m high close boarded fencing.

No comment.

DM/17/2994 – 31 Gatesmead, RH16 1SN

Heath

Two storey front extension. Amendment to granted planning permission DM/17/1190 to add 1 window to first floor bedroom 5 above front door.

No comment.

DM/17/3000 – 18–20 Sussex Road, RH16 4EA

Ashenground

Single storey rear and side flat roof extension, with privacy screens and covered way to rear vehicle access.

No comment.

DM/17/3100 – Land adjoining 19 Hazelgrove Road, RH16 3PH

Heath

Proposed development of 2 semi-detached, 4 bedroomed houses and on plot parking. Amendment to application DM/15/2128 to reduce the number of parking spaces provided for house from 3 no. to 2 no.

No comment.

DM/17/3116 – Braydells, Hurstwood Lane, RH17 7QY

Franklands

Proposed erection of two detached dwellings and detached garages; erection of garage for Braydells and modifications to existing vehicular access.

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

1. the site is not allocated for development within the Haywards Heath Neighbourhood Plan; on the contrary, under Policy E5, it is designated as part of the local gap between Haywards Heath and neighbouring parishes to create a landscape buffer.
2. it represents development of a site that is largely outside of the built-up area boundary of Haywards Heath;

cont.

DM/17/3116 – Braydells, Hurstwood Lane, RH17 7QY (cont.)

Franklands

3. it constitutes opportunistic rear garden (or backland) development;
4. the construction of another two dwellings in this locality would add to the number of vehicle movements along the southern part of Hurstwood Lane – which is already being used as a rat run – and would exacerbate the traffic problems that exist on this side of town. This proposal must be considered in the light of the recently permitted application for Gamblemead (DM/17/0331), the pending application for Hurst Farm (DM/17/2739) and the absence of delivery (by West Sussex County Council) of a comprehensive traffic management plan. The Town Council has been calling for this in order to address major concerns surrounding congestion and road safety, the junction of Hurstwood Lane and Fox Hill being one such concern;
5. the development and the associated access to/from Hurstwood Lane – which would replace the existing narrower driveway to Braydells – would result in the loss of hedgerow which would detract from the rural nature of the street scene;
6. the construction of dwellings with access on to the public highway where there is no footpath provision for pedestrians would add to the hazards faced by road users at this point;
7. if permission were granted, it would set an unwelcome precedent that could precipitate more or less complete residential infill of this semi-rural location on the outskirts of town.

DM/17/3125 – 91 New England Road, RH16 3LE

Bentswood

Part garage conversion with new pitched roof.

No comment.

Week 2

DM/17/2866 – 16 Sydney Road, RH16 1PZ

Heath

Proposed room in roof with new front dormer and Velux windows to side elevations. New replacement boundary fence to eastern boundary. Bi-fold doors to rear and removal of chimney.

No comment.

DM/17/2953 – Trevelyan Place, RH16 3AZ

Heath

Two pine (G1) – remove dead and diseased wood, sever and remove ivy. Mixed trees and vegetation (G5) – raise and cut back all vegetation growing over footpath and the highway to give a 3m height clearance over the footpath and a 6m clearance over the highway, and trim all growth up to 3m high back to the boundary.

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

DM/17/2977 – Merrivale, 65 Balcombe Road, RH16 1PE

Heath

Two storey side extension and single storey front and rear extension.

No comment.

DM/17/3076 – 22 Charlesworth Park, RH16 3JG

Franklands

Hornbeam (T1) – cut lower level epicormic growth (up to crown break) from tree line, back to boundary along rear of garden. Four hornbeam (G2) – reduce canopy by 1–1.5m, garden side only.

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

DM/17/3126 – Ashenground Park, 50m from Priory House, Pond Meadow **Lucastes**
The diversion of a residential water waste pipe from the railway tracks to an existing watercourse within Ashenground Park.

In the event of consent being granted for this application, the Town Council requests that the following condition is imposed:

any subsequent flooding issues that arise in Bolnore Village that are attributable to these drainage works are dealt with and rectified immediately by Network Rail.

DM/17/3159 – 25 Bridgers Mill, RH16 1TF **Heath**
Single storey extension and a garage conversion into a habitable space.

No comment.

DM/17/3175 – 54 Lewes Road, RH17 7SN **Franklands**
Single storey rear extension and first floor side extension.

No comment.

DM/17/3198 – 72 Sydney Road, RH16 1QA **Heath**
Magnolia (T1) – crown reduce to previous cut points on north and east side (overhanging property) by 2 metres (approx.); crown reduce rest of tree by 1.5 metres (approx.). Conifer (T5) – remove stem to south and lowest limb on remaining stem. Hawthorn (T2) – crown reduce by up to 3 metres. Sycamore (T3) – remove two lowest limbs to north and thin by 15%. Sycamore (T4) – remove limb to north-west (overhanging lawn).

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

DM/17/3214 – Culross House, 15 Culross Avenue, RH16 1JF **Lucastes**
(T1) conifer – fell.

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

Week 3

DM/17/3055 – 4 Chelsea Arcade, The Broadway, RH16 3AP **Heath**
Proposed change of use of existing beauty salon and associated storage area (Sui Generis) to Financial and Professional Services (Class A2).

No comment.

DM/17/3128 – 30 Lucastes Avenue, RH16 1JX **Lucastes**
Proposed remodelling with partial demolition of exterior wall to accommodate a new single storey rear extension. New dormer to rear of existing dwelling.

No comment.

DM/17/3189 – 3 Sydney Road, RH16 1QQ

Heath

Construction of an apartment building consisting of 3x one bedroom and 3x two bedroom apartments over three upper floors, with car, cycle parking on the ground floor.

The Town Council **supports** this application in principle, subject to implementation of the following conditions:

1. the proposal must be reconfigured so as to accommodate 6 on-site parking spaces;
2. the following aspects of the development – as proposed in the Planning, Design and Access Statement and/or the drawings – **MUST** be delivered without fail:
 - a. the turntable system for vehicle parking;
 - b. the on-site communal waste bin facility (to safeguard the appearance of the street scene);
 - c. 'defensive' soft landscaping to the front elevation;
 - d. the low level brick wall to the front elevation, to provide a transition between the public realm and the proposed building;
3. given the location of the site, just off the busy Commercial Square and not far from the railway station, a Construction Management Plan shall be submitted for approval by Mid Sussex District Council. The Plan shall provide details as appropriate and shall be in the interests of highway safety and the amenities of the area;
4. in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall be limited to the following times:

Monday–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted.

DM/17/3212 – The Coach House, 5 Bolnore Road, RH16 4AB

Lucastes

Proposed outbuilding conversion and extension to provide habitable space and garage ancillary to the main dwelling.

No comment.

DM/17/3250 – 47 Turners Mill Road, RH16 1NW

Heath

Single storey rear extension.

No comment.

DM/17/3257 – Heath Court, Heath Road, RH16 3AF

Heath

Oak (T501E) – remove the west facing lowest lateral branch 30mm diameter at 3m height over driveway back to point of origin.

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

DM/17/3320 – 1 Wythwood, RH16 4RD

Franklands

Lime tree – reduce crown by up to 3m and remove epicormic growth.

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

DM/17/3334 – Central House, 25–27 Perrymount Road, RH16 3TP
Proposed new external escape stair to rear elevation of the building.

Heath

No comment.

DM/17/3338 – 51 Lucastes Avenue, RH16 1JZ
5 x acer trees – fell.

Lucastes

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