

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 3 January 2017

D F Dorking (*Chairman*)
M J Pulfer (*Vice Chairman*)
R J R Clarke
Mrs S M Ellis
C N Laband
A C McPherson
H A MUNDIN
L S Wickremaratchi

* Absent

** Apologies

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

88. Apologies
There were none.

89. Minutes
The Minutes of the meeting held on Monday, 5 December 2016 were taken as read, confirmed as a true record and duly signed by the Chairman.

90. Substitutes
There were none.

91. Members' Declarations of Interest
Councillor David Dorking 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 A and the District Planning Committee. I further reserve the right to alter my views should the applications come before Planning Committee A or the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

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."

cont.

91. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr A C McPherson	DM/16/5430	48-50 Barnmead	Is a friend of the named agent for this application
Cllr C N Laband	DM/16/5449	The Glade, 30 Lewes Road	Knows the applicant who owns one of the properties on the development where he lives and is a 1/12 shareholder of the residents' management company
Cllr D F Dorking	LI/16/2487 – minor variation to Premises Licence	Sainsbury's Supermarkets Ltd, Bannister Way	Is a Mid Sussex District Councillor, who sits on the (MSDC) Licensing Committee
Cllr H A Mundin	LI/16/2487 – minor variation to Premises Licence	Sainsbury's Supermarkets Ltd, Bannister Way	Is a Mid Sussex District Councillor, who sits on the (MSDC) Licensing Committee

92. Planning Appeals

Members noted that the following appeals had been **lodged** in respect of Mid Sussex District Council's decision to refuse planning permission (application numbers DM/15/3508 and DM/15/3515 refer):

Date Lodged & References	Site	Description
12/12/2016 AP/16/0082 APP/D3830/W/16/3163344	The Priory, Syresham Gardens	Conversion of former convent building (B1 and D1 use) and part of former Chapel (A3 use) to 41 residential units (17 no. 1-bed, 17 no. 2-bed, and 7 no. 3-bed flats), together with associated internal and external alterations. Construction of one new build residential block for 12 residential units (5 no.1-bed, and 7 no. 2-bed flats), creation of new access to Syresham Gardens, reconfiguration of on-site car parking, provision of cycle parking, and new hard and soft landscaping works.
12/12/2016 AP/16/0083 APP/D3830/Y/16/3163352	The Priory, Syresham Gardens	Conversion of former convent building (B1 and D1 use) and part of former Chapel (A3 use) to 41 residential units (17 no. 1-bed, 17 no. 2-bed, and 7 no. 3-bed flats), together with associated internal and external alterations. Construction of one new build residential block for 12 residential units (5 no.1-bed, and 7 no. 2-bed flats), creation of new access to Syresham Gardens, reconfiguration of on-site car parking, provision of cycle parking, and new hard and soft landscaping works.

93. Licensing Applications

Members noted that the following premises licence application had been lodged with Mid Sussex District Council:

Application No. & Applicant	Application Type	Premises Address	Nature of Application
LI/16/2487 Sainsbury's Supermarkets Ltd	Premises	Bannister Way	Minor variation – changes to the internal layout of the premises

Whilst on the subject of licensing and following on from discussions that had taken place at the previous meeting of the Committee, Councillor Laband informed Members that he had been in contact with MSDC's Senior Licensing Officer, Mr Paul Thornton. Mr Thornton had indicated that he would be willing to come and speak to Members in order to give an overview of the District Council's Licensing Policy. This would then perhaps provide them with a better understanding of what they should be looking for when considering licensing applications.

Members thought this a good idea and it was **AGREED**, therefore, to extend an invitation to Mr Thornton to attend, at his convenience, one of the Committee's upcoming scheduled meetings.

94. Comments and Observations on Planning Applications

Members made comments and observations on 20 planning applications as per Appendix 1 attached.

95. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:20pm.

APPENDIX 1

Week 1

DM/16/4988 – Baldwins, 120 South Road, RH16 4LT

Heath

Determination as to whether prior approval is required for the conversion of the existing unit (Class A2) first and second floors, into two no. flats, one two bedrooms and one three bedroom (Class C3).

No objections.

DM/16/5035 – 35 Franklynn Road, RH16 4DQ

Bentswood

Replacement outbuildings. 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/16/5223 – 10 The Grove, RH16 3SJ

Franklands

T1 Silver Birch – fell.

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

DM/16/5298 – 15 Blunts Wood Road, RH16 1ND

Lucastes

Proposed rear single storey extension attached to existing extension including new pitched roof. Single storey front extension with pitched roof.

No objections.

Week 2

DM/16/4541 – 34B Haywards Road, RH16 4JB

Ashenground

Proposed ground floor rear extension, raised terrace to rear, new porch to front door on existing side extension. Amended plans received 14th December 2016.

The Town Council notes the amended plans received by Mid Sussex District Council on 14th December 2016 and has **no objections**.

DM/16/5159 – 75 New England Road, RH16 3LE

Bentswood

Loft conversion. 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.

APPENDIX 1

DM/16/5170 – 27 Allen Road, RH16 3PU

Bentswood

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.

Whilst Members of the Town Council's Planning Committee note that this application represents a reduction from the initial scheme proposed under application number DM/16/1978, i.e. from five flats to four, they are of the opinion that the revisions make no difference to the overall footprint of the building and so the reasons given for objecting the first time round remain valid.

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

- the addition of the new-build to adjoin the existing property, in order to create four flats over two storeys, would amount to a complete overdevelopment of the site;
- the development would be out of character with existing properties in this part of Allen Road, which are typically semi-detached houses;
- in order to accommodate an additional three on-site parking spaces and storage for eight cycles, there would be inadequate provision for amenity/garden space.

DM/16/5229 – Central House 25–27 Perrymount Road, RH16 3TP

Heath

To replace all external windows apart from the existing rear ground floor elevation and mansard roof windows.

The Town Council has **no objections** to this application for the replacement of the external windows, and recognises the investment being made by the applicant as one of the town's major employers. However, Members are a little disappointed that there do not appear to be any further proposals to modernise/update the appearance of the building and enhance its relationship with the street scene.

DM/16/5444 – Robinwood, 28 Lewes Road, RH17 7SN

Franklands

T1 – maple. Remove 3 lowest limbs overhanging Lewes Road, reduce crown by up to 3.5 metres.

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

DM/16/5447 – 110 Franklynn Road, RH16 4DR

Ashenground

Demolish existing garage and construction of a single storey extension to the rear of the property.

No objections.

DM/16/5451 – 110 Franklynn Road, RH16 4DR

Ashenground

Projection of hip up to gable rear dormer all to provide additional bedroom and ensuite with new staircase from first floor and Velux to front. 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.

APPENDIX 1

Week 3

DM/16/4097 – The Old Forge, 16 Lucastes Avenue, RH16 1JH **Lucastes**
Single storey extension to front elevation of property (amended drawings 20/12/16).

The Town Council notes the amended drawings dated 20th December 2016 and has **no objections**.

DM/16/5430 – 48–50 Barnmead, RH16 1UZ **Heath**
Reinstatement of property into two single dwellings.

No objections.

DM/16/5449 – The Glade, 30 Lewes Road, RH17 7SN **Franklands**
Existing fence to be reduced in height.

No objections.

DM/16/5544 – 33 Allen Road, RH16 3PU **Bentswood**
Proposed two storey rear extension.

No objections.

DM/16/5547 – Land south of Old Rocky Lane, Haywards Heath **Ashenground**
Reserved Matters application for 30 residential units including details of appearance, landscaping, layout and scale.

Having already accepted the principle of residential development on this piece of land at the time of the outline application (DM/15/5107 refers), the Town Council has **no objections** to this application for reserved matters. Members feel that the proposed design of the three blocks of apartments has architectural merit and that their arrangement on the site, separated by landscape gaps, is a considerable improvement on the original illustrative masterplan that was submitted at outline stage.

Given the topography of the site, it is vital that the development blends in with its setting and does not appear overbearing or excessively prominent. A carefully devised landscape plan will play an important part in achieving this and must include the requisite buffer zone for the group of protected trees along the northern boundary (TP/15/0009 refers).

DM/16/5556 – 20 Farlington Avenue, RH16 3EY **Bentswood**
Proposed formation of rear flat roofed dormer unit in connection with conversion of existing bungalow roof space. 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/16/5570 – 19 Wickham Close, RH16 1UH **Heath**
Ground and first floor extension to rear of property.

No objections.

APPENDIX 1

DM/16/5613 – 4 The Dell, RH16 1JG

Lucastes

Alders x 10 – pollard. Sycamores x 2 – crown reduce by 2m.

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

DM/16/5614 – 12 Farlington Close, RH16 3EH

Bentswood

Oak tree (T1) remove lowest 3x branches growing towards garage in St Paul's on the Green, thin canopy by 20% and remove dead wood over garden. Oak tree (T2) remove low overhanging branch back to limb over hedge. Thin through canopy.

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