



HAYWARDS HEATH TOWN COUNCIL

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25th October, 2018

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, 29th October 2018 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 Wednesday, 10th October 2018.
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: **None**.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
7. To receive and note update in relation to boundary issue in 'new' Bolnore (Ferry Croft).
8. 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, R Clarke, A McPherson, H Mundin.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 10 October 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: Councillor Mrs R de Mierre
Councillor M B W Jeffers
Councillor L S Wickremaratchi
Mr Eric Bassett, Chair of the Haywards Heath Society

70. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr R J R Clarke	Conflicting meeting elsewhere
Cllr H A Mundin	Conflicting meeting elsewhere
Cllr M J Pulfer	Conflicting meeting elsewhere

71. Minutes

The Minutes of the meeting held on Monday, 17 September 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

72. Substitutes

Councillor Mrs de Mierre substituted for Councillor Clarke. Councillor Wickremaratchi substituted for Councillor Mundin. Councillor Jeffers substituted for Councillor Pulfer. In the absence of Councillor Pulfer, Councillor Wickremaratchi nominated Councillor McPherson to stand in as Vice Chairman for the meeting. This was seconded by Councillor Mrs Cheney and **AGREED** unanimously by the Committee.

73. Members' Declarations of Interest

There were none.

74. Planning Appeals

There were none.

75. Licensing Applications

There were none. However, the Chairman informed Members that at the Mid Sussex District Council (MSDC) Licensing Hearing, held on 24 September 2018, the Licensing Authority Sub-Committee Panel had **refused** the application from St. Francis Social and Sports Club to vary its Club Premises Certificate (MSDC application number LI/18/0690 refers). As an 'Interested Party', the Town Council had submitted a written representation to MSDC's Licensing Team (Minute 48 of the Planning Committee meeting held on 6 August 2018 refers). Councillor Mrs Cheney had attended the Hearing on behalf of the Town Council and the Chairman thanked her for doing so.

76. Comments and Observations on Planning Applications

Members made comments and observations on 16 planning applications as per Appendix 1 attached.

77. Planning Appeal Representations

At the Planning Committee meeting held on 17 September 2018 (Minute 66 refers), Members had noted that four appeals had been lodged with the Planning Inspectorate, following MSDC's decision to refuse planning permission. The Chairman informed Members that for Householder appeals, interested parties were unable to make representations at appeal stage. Any representations made at application stage would be provided by the local planning authority (MSDC) and considered by the Inspector. However, given that the appeal in respect of 27 Allen Road (MSDC reference AP/18/0056) related to a development proposal that was much more substantial than, say a typical extension or porch, the Chairman had sought confirmation that it would be in order for the Town Council to submit a separate representation direct to the Planning Inspectorate. The Administration Officer had successfully submitted this online on 1 October 2018.

The meeting closed at 7:41pm.

APPENDIX 1

Week 1

DM/18/3687 – 11 Wealden Way

Lucastes

Single storey rear extension and internal alterations.

No comment.

DM/18/3726 – 22 Lincoln Wood

Lucastes

Single storey timber orangery.

No comment.

DM/18/3759 – 1 Lucastes Lane

Lucastes

Proposed attic extension and driveway/parking enlargement.

No comment.

DM/18/3774 – 6 Lucas Grange

Lucastes

Lime tree (T1) – removal due to disease.

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

DM/18/3799 – 35 Franklynn Road

Bentswood

Proposed single storey side extension to rear addition and rear extension.

No comment.

DM/18/3820 – 41 Lucastes Avenue

Lucastes

T1 Yew – fell. T2 Conifer – fell. T3 Conifer – fell.

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

Week 2

DM/18/3066 – 50 The Broadway

Heath

Proposed construction of a first floor extension to create a one bedroom flat above existing ground floor premises (amended description 26/9/2018; amended plans received 25/9/2018).

The Town Council notes the amended description and plans, which reflect the removal of the request to park on West Sussex County Council property via the dropped kerb. Members **support** the construction of a one bedroom flat above the existing ground floor premises. They believe the change down to one bedroom – in order to comply with dwelling space standards – would provide a higher quality living environment for the eventual inhabitants. The flat would provide a useful additional unit of residential accommodation in a sustainable location and would afford some extra acoustic screening to residential properties to the east, notably those in Ashurst Place. The addition of a pitched roof, which would replace the existing flat roof, would improve the appearance of the street scene.

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 not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays or Public Holidays.

DM/18/3720 – 71 Farriers Lea

Lucastes

Garage conversion and associated alterations to the front elevation of the house.

No comment.

DM/18/3842 – 4 Harlands Close

Lucastes

Construction of two side dormers and creation of first floor. Addition of two Velux windows to the front of the house. 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.

Week 3

DM/18/3550 – Flat 5, Cavendish House, Southdowns Park

Franklands

Replacement boiler with new boiler flue exit to external wall.

No comment.

DM/18/3810 – Southside, 16 Paddockhall Road

Lucastes

4 x Maple trees – reduce the canopies by 2m to previous pruning point. 1 x Cherry tree – reduce the canopy by 1.5m to previous pruning point.

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

DM/18/3943 – J Sainsbury plc, Bannister Way

Heath

New Click and Collect customer collection facility with canopy (revised application to permission DM/18/1763).

No comment.

DM/18/3946 – J Sainsbury plc, Bannister Way

Heath

Proposed Click and Collect customer collection facility signage (revised application to permission DM/18/1769).

No comment.

DM/18/3955 – 27 Gatesmead

Heath

Proposed two storey side extension to match existing house (amended planning approval DM/17/2957).

No comment.

DM/18/3969 – Land adjacent to 109 Penland Road

Heath

T1 – Beech, remove bad pruning branch from lower limb. T2 – Maple, remove all stubs in lower crown. Reduce higher crown by 2 metres to secondary growth points to clear house. T3 – Maple, remove all stubs in lower crown. Reduce higher crown by 2 metres to secondary growth points to clear house. T4 – Oak, reduce limbs towards house by 2 metres, back to secondary growth points to leave a balanced shape.

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

DM/18/4010 – 12 Church Avenue

Heath

Demolition of existing side and rear extensions and proposed single storey side extension and rear and side first floor extension.

No comment.

ITEM 6

Week 1

DM/18/30263 Lucastes Lane

Lucastes

Proposed car port to the front of the property. Amended plans received 08.10.2018 showing proposed reduction in height and alteration to roof of garage.

DM/18/3550 - Flat 2 Cavendish House Southdowns Park

Franklands

Replacement boiler with new boiler flue exit to external wall (amendment to address)

DM/18/4027 - 3 Sugworth Close

Heath

Proposed first floor side extension to provide additional bedroom.

DM/18/4044 - Land Adjacent To 361 Gravelye Lane Franklands Village

Franklands

Erection of a two storey detached building to provide 1no. 1 bedroom and 1no. Studio apartment. Widening of existing access onto Gravelye Lane. 2no. parking spaces to the front and provision of a cycle store.

DM/18/4055 - Ash Tree Cottage 19 Farlington Close

Bentswood

Demolition of existing conservatory and replacement with contemporary garden room.

DM/18/4056 - 80 Harlands Road

Lucastes

To demolish the conservatory and erect a single storey rear extension with a pitched roof over the existing and new extension with two dormer windows above.

DM/18/4063 - 110 Franklynn Road

Ashenground

Demolition of existing garage and construction of two storey side and part two storey rear and part single storey rear extensions, together with loft conversion with dormer and gable additions.

DM/18/4086 - 5 Lucas Way Lucastes

T1 - Birch - removal of branches overhanging property boundary by no more than 6 metres.

Week 2

DM/18/3661 - 17 Highland Road

Ashenground

(Amended description 15/10/2018) Proposed loft conversion including front dormer window, and first floor extension.

DM/18/3856 - Westwick 45 Lewes Road

Franklands

Demolition of existing side garage and construction of a 4 bedroom dwelling with associated landscaping works.

DM/18/3972 - 32 Lucastes Road

Lucastes

Proposed installation of Wooden 'Mells' concave driveway gates.

DM/18/4092 - 183 Hoblands

Franklands

Large Oak in garden of 353 Franklands Village - Reduce canopy back by 3 to 4 metres so no longer overhangs property.

DM/18/4103 - 9 Heasewood	Lucastes
Proposed front porch and alterations and extension to rear conservatory to provide enhanced kitchen/breakfast room.	
DM/18/4115 - 5 Penland Close	Lucastes
Proposed single storey rear extension with rear and side dormer roof extension to create first floor. 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/18/4118 - Land Parcel North Of 99 Franklands Village	Franklands
Proposed residential development of 24 x 2 bed flats including 30% affordable units (8 units).	
DM/18/4150 - 20 Balcombe Road	Heath
Proposed new double garage.	
DM/18/4151 - 5 Penland Close	Lucastes
Proposed front porch and front gable/ridge extension (This is a parallel application to a Certificate Of Lawful Development planning application for a single storey rear extension and first floor dormer roof extension).	
DM/18/4169 - Old Farm Close	Franklands
Modification of Section 106 agreement dated 26/03/01 between Mid Sussex District Council, Mid Sussex National Health Service and London and Quadrant Housing Trust, relating to planning permission HH/067/98.	
DM/18/4182 - 21 Lucastes Avenue	Lucastes
Thuja (T1) fell to ground level. Thuja (T2) remove limb over driveway and crown lift to 5m.	
DM/18/4183 - Kingholm Fox Hill	Franklands
Retrospective application for replacement fence and hedge.	
Week 3	
DM/18/4101 - 4 Lucas Way	Lucastes
T1 Holly - Reduced in height by 3m. T2 Sycamore - Fell. T3 Sycamore – Reduce in height by 5m.	
DM/18/4102 - Clair Court Perrymount Road	Heath
Chestnut tree - Reduce overall canopy by 3m	
DM/18/4168 - 34 Sunte Close	Heath
Single Storey Rear Extension.	
DM/18/4229 - 34 Lucastes Road	Lucastes
Reduce Crown of 4x Ash Trees by 2 metres. Reduce the Crown of (T1) to below BT cables. Reduce Crown of 1x Oak by 2 metres and Crown lift by 1 metre	
DM/18/4275 - 35 Pinewood Way	Ashenground
Removal of existing conservatory and construction of a single storey rear extension.	
DM/18/4280 - 30 Lucastes Avenue	Lucastes
T1 Ash - Fell. T2 Ash - Remove longest limb on north side. T3 Ash - Fell.	
DM/18/4292 - 6 Petlands Road	Ashenground
Construction of a 3 bedroom detached house.	

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

Lucastes

The clearance of the site; and the construction of a building containing 40 residential apartments (17 x 2-bed, 21 x 1-bed and 2 x studios), with associated access, car parking, landscaping and ancillary works). (Amended description and plans received 23 July.) (Amended plans received 14 August 2018 showing additional car parking spaces and updated daylighting information received 26 September 2018.)

ITEM 7

Update on Boundary Issue in 'New' Bolnore

At the meeting of the Planning Committee held on 25 June 2018 (*Minute 32 refers*), Councillor McPherson informed Members of an issue in 'new' Bolnore that had been brought to his attention. It appeared that a piece of land, adjacent to one of the properties in Ferny Croft and forming part of the wildlife corridor running through this part of the Bolnore Village development, had been sold by the developers, Crest Nicholson, to the owners of that property who had subsequently erected a fence around it and incorporated it into their garden. The concern was that Crest Nicholson had had no right to do this on the basis that they already had a pre-existing agreement with Mid Sussex District Council (MSDC) designating the land as a wildlife corridor. Councillor McPherson confirmed that one of MSDC's Planning Enforcement Officers had been made aware of the situation and that the outcome of his investigations was awaited.

At the next meeting of the Planning Committee on 16 July 2018 (*Minute 40 refers*), Members were provided with updated information which had been received from MSDC's Senior Planning Officer (Planning Investigation and Enforcement). This stated that the piece of land that had been incorporated into the garden was not necessarily designated as 'wildlife corridor' and that the unlawful development would appear to be the change of use of the land to residential, rather than the fence itself. MSDC was in the process of considering appropriate measures should the need for formal enforcement action arise but in the meantime, it was writing to the owners of the property in Ferny Croft requesting that the fence be removed. The breach of planning control ran with the land, so the current owners were responsible and there was no recourse to pursue Crest Nicholson for the breach. Councillor McPherson confirmed that the matter had been passed to MSDC legal services and that he had asked Councillor Knight, as the MSDC Ward Member, to monitor the situation.

As three months or so have now elapsed, Councillor McPherson has asked for an update on the situation and MSDC's Senior Planning Officer (Planning Investigation and Enforcement) has provided the following information:

the owner failed to comply with the informal deadline for removing the fence of their own volition so MSDC is now in the process of drafting an Enforcement Notice for issue which will require the fence to be removed and the change of use to cease. These Notices are, however, open to appeal and if appealed the requirements of the Notice are held in abeyance. Unfortunately, it is taking the Planning Inspectorate about twelve months to deal with enforcement appeals at the moment so it is likely the matter will not be resolved for some time yet. The Senior Planning Officer will advise when the Notice is issued and if it is appealed, Town Council will be invited to make comments.

Members are asked to **NOTE** this update.