



HAYWARDS HEATH TOWN COUNCIL

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19th January, 2017

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, 23rd January 2017 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 Tuesday, 3rd January 2017.
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 (MSDC).
7. To consider the following planning application, which falls within the **Lindfield Rural** parish:
DM/16/5648 – Land to the east of Gravelye Lane, Gravelye Lane, Lindfield;
outline application for a residential development of up to 130 no. dwellings, together with vehicular and pedestrian access, public open space, car parking and landscaping. All matters to be reserved except for access. Resubmission of DM/16/1012.
8. To consider a consultation from MSDC on the release of Section 106 monies towards the development of a community building at the St. Francis sports site.
9. Street Naming – to consider the renaming of a residential development currently addressed in to Franklynn Road.
10. 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: D Dorking (Chairman), M Pulfer (Vice Chairman), R Clarke, S Ellis, C Laband, A McPherson, H Munding, S Wickremaratchi.

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.

Week 1

DM/16/4533 112 South Road, RH16 4JY Notification for Prior Approval of a change of use from retail (Class A1) to a cafe (Class A3). Including installation of an extractor fan.	Heath
DM/16/5629 Little Oldfield Snowdrop Lane, RH16 2QE Two storey side extension incorporating existing garage building.	Franklands
DM/16/5639 37 Gander Hill, RH16 1RE Demolition of existing garage and conservatory and provision of 2 storey side and single storey rear extensions and entrance porch.	Heath
DM/16/5649 24 Aspen Walk Haywards Heath West Sussex RH16 3RB Proposed new end of terrace 2 bed dwelling, associated crossover.	Franklands
DM/16/5659 13 Bentswood Road, RH16 3PN Single storey rear extension	Bentswood
DM/16/5665 48 Lucastes Avenue, RH16 1JY Demolition of semi-derelict rear attached out buildings and garage. Construction of single storey rear extension, dormer window in front roof slope together with associated internal alterations.	Lucastes
DM/16/5671 120 South Road, RH16 4LT Replacement awning, changes to windows and shop entrance and new window to side elevation.	Heath
DM/16/5674 120 South Road, RH16 4LT Replacement of 2 fascia signs and 1 projecting sign to front and rear of property	Heath
DM/17/0029 59 Lucastes Avenue, RH16 1JZ T2 Oak - Thin Crown 30%	Lucastes

Week 2

DM/16/4651 5 Heatherbank, RH16 1HY Rear and front extensions, increase in ridge height, partial change in external materials, together with associated internal and external alterations (Amended description and plans dated 21 December 2016)	Lucastes
DM/16/5628 Fleur De Lis, 2 Bolnore Road Proposed removal of condition no. 13, of application 13/04256/FUL, which restricts traffic exiting from the residential scheme's car park onto Bolnore road.	Lucastes

Item 6

DM/16/5680 41 Queens Road, RH16 1EG Single storey side extension.	Heath
DM/17/0108 13 Harlands Close, RH16 1PS Demolish existing garage and construct single storey side extension.	Lucastes
DM/17/0133 24 Lincoln Wood, RH16 1LH Proposed ground and first floor extension with internal alterations.	Lucastes
DM/17/0154 Highway Verge Outside Houses No: 6, 21 And 23 Penn Crescent Oak (T1) outside No:6 remove deadwood, crown lift to 6 metres over carriageway, remove basal and epicormic growth and reduce the boundary overhanging by 2 - 3 metres, back to growth points for shape and balance. Norway Maple (T10) outside No:23 - Remove deadwood and crown reduce by 30% leaving total height of 6metres. Oak (T10,001) Outside No:21 - Remove deadwood and crown lift to 3 metres over footway 4 metres over drive and 5 metres over the property. Ash (T10,002) outside No:23 - Remove deadwood, reduce by 20%, mainly the lateral growth to reshape, crown lift 6 metres over carriageway.	Bentswood

Week 3

DM/16/2958 3 West Mallion, RH16 4HP T1 - Oak tree -reduce all over by 2-3 metres. T2 -Plane - reduce all over by 2-3 metres .	Ashenground
DM/16/5668 24 Boltro Road, RH16 1BB Two storey rear extension together with associated internal and external alterations.	Heath
DM/17/0124 18 - 20 Sussex Road, RH16 4EA Change of use from restaurant to retail shops with a proposed single storey rear extension, replacement windows and shop front.	Ashenground
DM/17/0153 Silverdene 20 Fox Hill Village, RH16 4QZ Proposed pool building within rear garden.	Franklands
DM/17/0162 87 Western Road, RH16 3LW New three bedroom dwelling to the rear of 87 Western Road	Bentswood
DM/17/0171 24 Allen Road, RH16 3PT Oak - Crown reduction of up to 2.5 metres.	Bentswood
DM/17/0191 Haywards Heath Police Station Bolnore Road, RH16 4BA x Silver Birch T1 and T503 - Fell. Sycamore T479 - Fell.	Lucastes

Item 6

DM/17/0199 2 The Ridings, RH17 7AB

Demolition of existing rear single storey structure and erection of new single storey extension to rear.

Franklands

DM/17/0209 73 Oathall Road And 68, 70, And 72 Sydney Road, RH16 3EL

Multi stemmed Sycamore x 2 on boundary with no. 72 Sydney Road - reduce all overhanging branches back to boundary. Also Sycamore on boundary with no. 68 and 70 Sydney Road - crown lift to height of 6m.

Heath

DM/17/0211 23 Muster Green South, RH16 4AL

Holly (T1) reduce crown by 1-2m and shape. Holly (T2) fell and remove. Palm (T3) fell and remove.

Lucastes

DM/16/5648 – Land to the east of Gravelye Lane, Gravelye Lane, Lindfield

Lindfield Rural

Outline application for a residential development of up to 130 no. dwellings, together with vehicular and pedestrian access, public open space, car parking and landscaping. All matters to be reserved except for access. Resubmission of DM/16/1012.

Although outside of Haywards Heath, Members will recall that they were given the opportunity to comment on this proposal because of its likely impact on the facilities, services and infrastructure of the town. Application number DM/16/1012 was considered at the meeting of the Planning Committee held on 31 May 2016 and the following comments were submitted to Mid Sussex District Council (MSDC):

'Although this application is not in Haywards Heath, Haywards Heath Town Council thanks Mid Sussex District Council for being given the opportunity to comment on the proposal, bearing in mind its proximity to the town and the impact it may have on infrastructure and services.

The Town Council understands that the site does not accord with the Lindfield and Lindfield Rural Neighbourhood Plan in that it falls outside the current built-up area boundaries of recognised settlements. From the point of view of Haywards Heath, Members are concerned about the detrimental effect this substantial development would have on the town's services – such as doctors' surgeries – and infrastructure, particularly the road network in Bentswood and Franklands Wards. Unless a proper ('site visited') traffic survey – as opposed to a desktop study – has already been carried out by West Sussex County Council, the Town Council requests that one is done. There needs to be an evaluation of infrastructure requirements and a means by which any improvements can be funded.

In conclusion, and in support of the stance being taken by the Lindfield and Lindfield Rural Parish Councils, Haywards Heath Town Council **objects** to this application.'

This latest application, under reference DM/16/5648, is described as a 'resubmission of DM/16/1012' and to all intents and purposes, it is exactly the same as before and MSDC has asked for the Town Council's comments.

Committee Meeting: Planning

Report of: Town Clerk

Date: 23rd January 2017

Subject: Section 106 Formal Sport Monies – St Francis

Purpose of Report

- 1) The purpose of this report is for Members to consider a third-party consultation.

Summary:

- 2) Mid Sussex District Council consult Town and Parish Councils on Facility Grant applications as a matter of course as they are all funded through s106 receipts. The following report outlines a request from St Francis Sports and Social Club for the release of s106 monies for the development of a Community Building at St Francis Sports Site.

Recommendations;

Members are recommended to;

- a) **To consider whether to support the request made by St Francis Sports and Social Club for the release of s106 monies for the development of a new Community Building as St Francis Sports site.**

Background

- 3) MSDC officers have asked if HHTC could discuss the proposals, as presented below, for the development of a community building at St Francis Sports Site (to replace Norman-Hay Hall), which will be considered by MSDC Cabinet Grants Panel on the 14th February 2017, to see if Members are supportive of the use of the s106 funds suggested to deliver the project, which of the two options presented is preferred and if there are any other matters to be raised.
- 4) The main allocation of funds suggested are as follows 1) from named and allocated to the St Francis site contributions, 2) from sites adjacent to the St Francis Sports site that have yielded contributions and 3) a number of small allocation with s106 expiry deadlines pending.
- 5) A response has been requested by the **25 January at the latest** so the matter will have to be decided by the Planning Committee and ideally noted by Full Council. If agreement cannot be reached the Town Clerk would need to seek an extension to the deadline for comment. As a result, it is asked that Planning Committee Members, especially within the Wards where monies are to be taken to fund the project, speak to their fellow Ward Council before the meeting. Any Member of the Council is also welcome to attend the meeting and comment.

Request for MSDC Facility Grant (Capital Grant)

- 6) St Francis CIC (Company of St Francis Sports and Social Club) (SFC) has submitted an application for funding for the new community hall with two options being put forward.
- 7) As Members are aware there is ring fenced monies totalling £854,000 (£700k plus interest of £124k and £30k for museum space). As these contributions are named to the site specifically and the timescale for expenditure of the monies expires this year, if the project does not come forward the monies will have to be paid back to the developer, namely the Mental Health Trust.
- 8) Please note that both options include the abortive costs of £50,000 within the total project cost that will be met by St Francis. MSDC officers want this included in the figure work, but these monies will not be included in any grant awarded.
- **Option 1: Grant request totalling £1,020,000 (Total Project cost £1,135,000:** (SFC) will need a further **£231,000** to the £854,000 allocated to the project to design and build the main hall (with stage), two meeting rooms, café/foyer, museum display space, kitchen, toilets and lower ground floor with 2 changing rooms suitable for juniors. This £231,000 will be funded by £65,000 from (SFC) (£115,000 in total if you add the £50,000 for the abortive costs) and a further £166,000 from S106 contributions in the Town. Please see table 1.1 below to see the breakdown of section 106 additional funding for option 1.
 - **Option 2: Grant request totalling £1,120,000 (Total Project Cost £1,270,000):** (SFC) will need a further **£366,000**. In addition to what has been outlined above they need another £135,000 to include new swimming pool changing rooms. This £366,000 will be funded by £100,000 (£150,000 in total if you add the £50,000 for the abortive costs) for (SFC) and a further £266,000 from s106 contributions in the Town. Please see table 1.1 below to see the breakdown of s106 additional funding for option 2.
- 9) The shortfall for both options could potentially be met through additional fundraising by (SFC) and s106 contributions received for community buildings and formal sport in respect of Parcel X, the South of Rocky Lane development and some formal sport contributions received pre-2008 which need to be spent within the 10-year time period*.

Table 1.1

<i>Budget shortfall</i>	<i>Option 1</i>	<i>Option 2</i>
Community buildings - Parcel X	35,239	35,239
Formal sport - Parcel X	55,892	180,588
Community buildings - Land South of Rocky Lane	50,083	25,387
Formal sport - misc*	24,786	24,786
St Francis - fundraising	65,000	100,000
sub total	231,000	366,000

***The formal sport receipts include;** There is no record of any other projects suggested for the use of the monies;

- Land at Heath Road £621, (deadline for expenditure expired but money still available)
- Land on North side of Queens Road) £6,808, (deadline for expenditure expired but money still available)
- Land at Former NTC Site 143a South Road £4,779, (deadline for expenditure expires 2007)
- Land at 27-29 Sydney Road £4,996, (deadline for expenditure expires 2008)

- Land at Former Sussex Pub £7,582, (deadline for expenditure expires 2008)

Other information;

- A business plan will be submitted to MSDC on the 23rd January 2017.
- Any grant offer would be made subject to planning approval and on the condition that the project commences by July 2017.
- The St Francis Sports Club has provided a loan of £50k to the CIC (set up to run the new community building) to cover the cost of the initial design fees as referred to above.
- The amount of additional fundraising by (SFC) could be reduced by £25k for option 2 if the full sum for community buildings from Land South of Rocky Lane was committed to the project).
- To complicate matters Members will note that there is also a further phase two works in the table below, which will need to be considered in the future, which includes lower ground floor works and the swimming pool changing rooms if option 1 is progressed and 2 is not supported. Options 1 and 2 mean that lower floor will not fitted out as part of the grant being considered. This project, juniors changing and another Hall, will be progressed in the future when more s106 monies in the area are received.

Financial Implications

10) None directly to HHTC. If the funds identified for St Francis are agreed, MSDC will still be holding a further £262,703 for Formal Sport in Haywards Heath plus £70,344 ring-fenced for specific projects and £99,678 for Community Building.

Town Clerk

Full breakdown of funding proposal as Appendix 1

Income	Option 1	Option 2
s106 (hall - P35/591)	700,000	700,000
s106 (museum - P35/242)	30,000	30,000
Bank interest	124,000	124,000
<i>sub total</i>	<i>854,000</i>	<i>854,000</i>
Additional s106		
Community buildings - P35/317 Parcel X	35,239	35,239
Community buildings - P35/768 Land South of Rocky Lane	50,083	25,387
Formal sport - P35/317 Parcel X	55,892	180,588
Formal sport - misc*	24,786	24,786
<i>sub total</i>	<i>166,000</i>	<i>266,000</i>
St Francis loan	50,000	50,000
St Francis fundraising	65,000	100,000
Total income	1,135,000	1,270,000
Expenditure		
Design fees	50,000	50,000
Main hall	700,000	700,000
Lower Ground	120,000	120,000
Project management fees	80,000	80,000
Café link & museum	170,000	170,000
Museum artefacts	15,000	15,000
Pool changing	-	135,000
	1,135,000	1,270,000
	Phase 2	Phase 2
Fit out Lower Ground Floor	380,000	380,000
Pool changing	135,000	-
	515,000	380,000
Total project cost	1,650,000	1,650,000

Committee Meeting: Planning
Report of: Responsible Financial Officer (RFO)
Date: 19th January 2017
Subject: Street Naming – Renaming of Residential Development currently addressed in to Franklynn Road

1. The Street Naming and Numbering Officer at Mid Sussex District Council (MSDC) has advised the Town Council that MSDC has agreed to a request from residents to change the name of the road in which their properties are located. This follows a degree of confusion that was caused by the developer when the properties were marketed and which apparently, has persisted ever since.
2. This small development falls within the town's Bentswood Ward and comprises four dwellings currently addressed as 31A, 31B, 31C and 31D Franklynn Road. Permission was granted by MSDC under application number 12/04046/FUL.
3. The properties were built to the rear of number 31 Franklynn Road on the site of an old laundry which, at some point in the past, was known as the 'White Heather Laundry'. The access to the development is off Franklynn Road, between numbers 31 and 33, and in recognition of the historical use of the site, residents are proposing that this now be named *separately* as **White Heather Drive**.
4. The suggested road name would seem to be acceptable in that it *does* have a connection to the locality, it is unique, it does not clash with any other road names in the town and would therefore be unlikely to cause any address management problems.

Recommendation:

5. It is recommended that:

Members accept residents' proposal to re-address properties numbered 31A, 31B, 31C and 31D Franklynn Road in to a separate, newly named road of White Heather Drive.