



HAYWARDS HEATH TOWN COUNCIL

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16th January, 2020

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, 20th January 2020 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 Thursday, 2nd January 2020.
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.

Appeal Decided: **66 Edward Road (DM/19/1913 refers);**

Licensing Applications: **None.**

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, H Munding, R Nicholson.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Thursday, 2 January 2020

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

* Absent

** Apologies

Also present: Councillor R S Bates

97. Apologies

There were none.

98. Minutes

The Minutes of the meeting held on Monday, 9 December 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

99. Substitutes

There were none.

100. 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."

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) and as an appointed Member of 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."

101. Planning Appeals

There were none.

102. Licensing Applications

There were none.

103. Comments and Observations on Planning Applications

Members made comments and observations on 13 planning applications as per Appendix 1 attached.

104. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:05pm.

APPENDIX 1

Deferred from the previous meeting held on 9 December 2019

DM/19/4811 – Land north of Birchen Lane (grid reference 533311 125586) Heath
Relating to planning application DM/15/3415 (allowed on appeal reference number AP/15/0021). Proposed variation to section 2 and 3 to allow for the ownership and management of the woodland by a woodland management trust. Also variation to paragraphs 2.5 and 5.12 to allow for a post and wire fence around the woodland for security purposes.

This application has, for the time being, been withdrawn.

Week 1

DM/19/2249 – 26 Western Road Bentswood
Demolition of existing garage and the erection of a two storey side extension, part single, part two storey rear extension with rear first floor Juliette balcony. Internal alterations and roof lights to the south east (rear) elevation. Amended plans received 20/11/2019.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 20/11/2019) and has no comment to make.

DM/19/4863 – 1 Beech Cottages, St. Johns Road Ashenground
Front porch, front driveway and rear parking.

This application has been made invalid pending the receipt of further information.

DM/19/4885 – Land adjacent to 1 Park View, The Heath Recreation Ground, Perrymount Rd Heath
Remove all poplars and replace with 12 hornbeams. (Amended description 10.12.2019.)

As it stands, this application is unclear. Whilst the Town Council notes the amended description dated 10/12/2019, the application form still bears the *original* description of works, which proposes the re-pollarding of the poplar trees back to previous pruning points. No explanation has been given for the change from re-pollarding to removing and replacing with hornbeams. This lack of clarity must be rectified to enable all interested parties to make an informed representation on what is now being proposed. Residents have already highlighted a number of concerns which merit proper consideration. The Town Council requests that more information is made available.

DM/19/4962 – 16 Orchard Way Heath
Single storey side extension at ground floor and conversion of existing loft including sloping roof dormer and new roof construction and Velux roof lights.

No comment.

DM/19/4965 – 23 Sergison Road Lucastes
Ground floor rear extension, first floor front extension, reduced garage door and associated alterations.

No comment.

DM/19/4972 – 14–16 Sussex Road Ashenground
Application for determination as to whether prior approval is required for change of use from an office (Class B1a use) to 3 no. self-contained flats, 2 x 1 bed and 1 x 2 bed (Class C3 use).

No comment.

DM/19/4986 – Land rear of 24 Penland Road

Lucastes

T1 Oak – remove lowest, forked branch overhanging 22 and 24 Penland Road back to trunk and reduce other overhanging branches by up to 2.5m.

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

Week 2

DM/19/5071 – 55 Lucastes Avenue

Lucastes

Single storey side extension and enclose existing rear roof terrace to form a study/fifth bedroom with a Juliette balcony.

No comment.

DM/19/5076 – 9 Belvedere Walk

Lucastes

Loft conversion with new skylights. Single storey rear extension extends 3m to rear, eaves at 3m high and total build height at 4m. 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/19/5077 – 6 Redwood Drive

Ashenground

Oak – monolith to a height of approx. 6 metres. Hazel x 3 – coppice to base.

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

DM/19/5078 – 7 Oldfield Drive

Franklands

Proposed felling of various trees on this site, as identified on accompanying sketch plan 1, 2 and 3.

The Town Council **objects** to this application and views it as unnecessarily destructive and antisocial, and requests that Mid Sussex District Council's Tree Officer uses every resource available to resist it. The proposed wholesale felling of trees would lead to considerable damage to local biodiversity and would undermine the objectives of the Lewes Road Conservation Area, within which the property is situated. Moreover, the proposed works are contrary to Policy DP37 (Trees, Woodland and Hedgerows) of the Mid Sussex District Plan 2014–2031.

DM/19/5084 – 59 Rumbolds Lane

Ashenground

Front porch extension.

No comment.

DM/19/5089 – 2 Lucastes Lane

Lucastes

(T1) Sycamore – fell.

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

DM/19/5094 – 4 Lucas Way

Lucastes

Proposed two storey front and side extension, proposed single storey rear extension, proposed new entrance canopy and cat slide roof over. Proposed new permeable block paving to existing driveway.

No comment.

NOTIFICATION OF APPEAL LODGED WITH THE PLANNING INSPECTORATE

Date Lodged	References	Site	Description	Committee/ Delegated Decision	Procedure

NOTIFICATION OF APPEAL DECIDED WITH THE PLANNING INSPECTORATE

Date Decided	References	Site	Description	Committee/ Delegated Decision	Appeal Decision	Procedure
23/12/2019	AP/19/0078 APP/D3830/D/19/3234145 (DM/19/1913 refers)	66 Edward Road HAYWARDS HEATH RH17 4QF	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.	Delegated	Dismissed	Householder Appeal

ITEM 6

Week 1

DM/17/2739 – Land to the east and west of Hurst Farm, Hurstwood Lane **Franklands**

Outline application for development of up to 375 new homes, a 2 form entry primary school with Early Years provision, a new burial ground, allotments, Country Park, car parking, 'Green Way', new vehicular accesses and associated parking and landscaping. All matters are to be reserved except for access. Updated air quality information received 20th December 2019.

DM/19/4509 – Lloyds Pharmacy, 56–58 The Broadway **Heath**

Proposed change of use of existing A1 use (shop) to mixed use A3/A4 use (restaurant/drinking establishment) with associated external alterations. Amended plans received 31.12.2019 showing bin store incorporated into rear outbuilding.

DM/19/5218 – J Sainsbury Plc, Bannister Way **Heath**

Construction of a concession pod with associated signage.

DM/19/5219 – 21 Quarry Hill **Lucastes**

Proposed single storey rear extension and part one, part two storey front extension. New front dormer. New upper ground terrace with 1.6m high privacy screen.

DM/19/5220 – J Sainsbury Plc, Bannister Way **Heath**

3 x internally illuminated Timpson fascia signs. 2 x non-illuminated wall mounted poster signs on front elevations, and 2 x non-illuminated wall mounted panel information signs on side elevations.

DM/19/5227 – 3 Bruce Close **Ashenground**

Demolition of garage/shed to allow for a new detached 3 bed dwelling. Removal of ground floor extension and construction of 2 storey side extension to host dwelling.

DM/20/0053 – 19 Birchen Lane **Heath**

2 x Taxodium – fell and replace. 2 x Scots Pine – remove lowest branch from each tree. Oak – remove 2 lowest branches. Acer – remove limb back to north east fork.

Week 2

DM/19/3059 – Shell Birch, 5 Lewes Road **Franklands**

Proposed single storey side extensions, new timber fenced bin store and creation of 3 no. parking spaces. (Amended plans received 17.12.2019.)

DM/19/3619 – Mid Sussex District Council Beech Hurst Depot, Bolnore Road **Lucastes**

Demolition of existing buildings and redevelopment to provide 18 dwellings comprising 2 no. 1-bed flats, 4 no. 2-bed flats, 5 no. 2-bed houses, 3 no. 3-bed houses and 4 no. 4-bed houses with associated access, landscaping and car parking.

DM/19/4550 – Turvey Wood, Lewes Road **Franklands**

Oak tree – crown thin by 25% and reduce branches overhanging 26 Woodridge Close back to boundary. Amended description 30/12/2019.

DM/19/4881 – 38 Gordon Road **Heath**

Single storey rear extension, two storey side extension and loft conversion. (Amended description 23.12.2019.)

DM/19/5136 – 17 America Lane **Bentswood**

Erection of an outbuilding in the rear garden measuring 6.5m wide, 7.0m deep and 2.5m high for use as a hobby workshop, gym, home office and garden storage. 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/19/5146 – 5 Laburnum Way **Franklands**
Single storey rear extension and internal remodelling.

DM/19/3853 – 26 Lucastes Lane **Lucastes**
Proposed two storey side extension. (Amended plans received 06.12.2019.)

DM/19/4863 – 1 Beech Cottages, St. Johns Road **Ashenground**
Front porch, front driveway and rear parking. (Amended plan submitted 10.01.2020.)

DM/19/4118 -59 - 63 South Road **Ashenground**
Sub-division of existing ground floor retail space to provide 2 no retail units. Change of use of rear first floor storage area to increase size of current gym in addition to changing to 24 hour/7 days a week opening. Infill side extension between adjoining building at ground and first floors to provide new self contained access to first floor. Erection of new bin/cycle store and rear 1st floor extension.

DM/19/4760 - 20 Mayflower Road **Bentswood**
Retrospective application for the erection of a boundary fence 2m high and approximately 9m long. Also remove hedge and replace with a fence adjacent to Woodlands Road up to the end of property.

DM/20/0021 - 11 Summerhill Close **Heath**
Remove existing rear conservatory and construct a single storey rear extension

DM/20/0039 - 20A Mill Green Road **Heath**
Proposed access and parking area.

DM/20/0062 - Land To The Rear Of 24 Penland Road **Lucastes**
Oak (T2) Reduce by 2 metres

DM/20/0082 - 86, 88 And 90 Bentswood Road **Bentswood**
T1 Row of small Holly trees to reduce in height by 3m. T2 Oak to reduce and shape by 3m.

DM/20/0089 - 27 New England Road **Bentswood**
Single storey side return extension with roof windows, to meet the extent of the rear elevation of the property.