

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Monday, 18 November 2019

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

\* Absent

\*\* Apologies

Also present: Councillor H A Mundin

Regarding application number DM/19/0260 – Tavistock and Summerhill School, Summerhill Lane (Lindfield parish):

Mr Jonathan Allen and Mr David Metcalfe, both of whom had registered to speak *against* the application on behalf of the Friends of Summerhill Lane Area of Townscape Character;  
Councillor Mrs Anthea Lea, Mid Sussex District Council Member for Lindfield;  
approximately 16 members of the public – mainly from Oak Bank, Summerhill Grange and Summerhill Lane – who were attending in order to observe the Committee's consideration of the proposals;

Regarding application number DM/19/4460 – Land adjacent to 2 Ferny Croft:

Mr Peter McKerchar (on behalf of the Friends of Ashenground and Bolnore Woods), Mr Xoan-Carlos Leon (a Director of the Bolnore Village Community Interest Company), Councillor Richard Bates (a member of the Friends of Ashenground and Bolnore Woods) and Mr Christopher Morrow, all of whom had registered to speak *against* the application;  
4 members of the public, who were attending in order to observe the Committee's consideration of the application.

#### 79. Apologies

The following apology was received:

Member	Reason for Absence
Cllr C C J Evans	Away on business

**80. Minutes**

The Minutes of the meeting held on Monday, 28 October 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

**81. Substitutes**

Councillor Mundin substituted for Councillor Evans.

**82. Members' Declarations of Interest**

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all licensing applications under agenda item 5 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee. I declare a personal interest in all planning applications under agenda item 6 as an elected Member of MSDC and as an appointed Member of the (MSDC) District Planning Committee. I declare a personal interest in the consultations referred to under agenda items 7 and 8 as an elected Member of MSDC and as appointed Member of the (MSDC) District Planning Committee. I further reserve the right to alter my views should the applications and/or consultations come before the Licensing Committee or 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 declare a personal interest in the consultations referred to under agenda items 7 and 8 as an elected Member of MSDC and as appointed Member of the (MSDC) Planning Committee. I further reserve the right to alter my views should the applications and/or consultations come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

Other declarations were made as follows:

<b>Member</b>	<b>Application No./ Agenda Item No.</b>	<b>Location</b>	<b>Nature of Interest</b>
Cllr Mrs S J Inglesfield	DM/19/4460	Land adjacent to 2 Ferny Croft	Personal – is a member of the Friends of Ashenground and Bolnore Woods
Cllr C N Laband	DM/19/4509	Lloyds Pharmacy, 56-58 The Broadway	Personal – lives behind and close to the application site

**cont.**

**82. Members' Declarations of Interest (cont.)**

<b>Member</b>	<b>Application No./ Agenda Item No.</b>	<b>Location</b>	<b>Nature of Interest</b>
Cllr M J Pulfer	DM/19/4677	6 Burma Close	Is the applicant  <b><i>Cllr Pulfer left the Council Chamber and took no part in the consideration of this application</i></b>
Cllr S Wickremaratchi	Agenda Item 7 – West Sussex County Council (WSCC) consultation on Traffic Regulation Order	Hurstwood Lane	Is a Member of WSCC and Senior Adviser to the WSCC Cabinet Member for Highways

**83. Planning Appeals**

Members noted that the following appeal had been **lodged** in respect of MSDC's decision to refuse planning permission:

<b>Date Lodged &amp; References</b>	<b>Site</b>	<b>Description</b>
12/11/2019 AP/19/0078 APP/D3830/D/19/3234145  (DM/19/1913 refers)	66 Edward Road HAYWARDS HEATH	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.

**84. Licensing Applications**

Members noted that the following premises licence application had been **lodged** with MSDC:

<b>Application No. &amp; Applicant</b>	<b>Application Type</b>	<b>Premises Address</b>	<b>Nature of Application/ Variation</b>
LI/19/1815  Bestens Brewery Ltd	Premises	Market Zones 2 & 3 The Orchards Shopping Centre 10 St. Wilfrids Way HAYWARDS HEATH	New premises licence

Members **AGREED** that if the licence was granted, the applicant should be asked to serve drinks in recyclable/compostable containers. This request would be conveyed via MSDC's Licensing Team.

**85. Comments and Observations on Planning Applications**

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

With regard to application reference **DM/19/4460 – land adjacent to 2 Ferny Croft** – Councillor McPherson informed the Committee that his fellow Ward Member, Councillor Matt Jeffers, had visited the applicants. They had had no malicious intent in acquiring the land and now felt that they had been misled by the developers, Crest Nicholson, over its purchase. An unfortunate consequence of this situation was that they had been subjected to abuse via social media.

**86. WSCC Consultation on Proposals for a Traffic Regulation Order (TRO) in Hurstwood Lane**

In advance of the meeting, Members had been emailed with consultation documents from WSCC regarding proposals to make a permanent Traffic Regulation Order (TRO), the effect of which would be to prohibit all motor vehicles from driving along the current route of Hurstwood Lane from a point approximately 30 metres north of its junction with Colwell Lane northwards for a distance of approximately 575 metres. This length of Hurstwood Lane would be retained as a route for pedestrians, cyclists and equestrians only, with all vehicular traffic re-routed along new 'spine roads' which would serve the new residential development on land to the east and west of Hurst Farm.

Members **AGREED** unanimously to **support** this proposal for the following reasons: the closure of Hurstwood Lane to through traffic was in the Haywards Heath Neighbourhood Plan, it was widely discussed and explored in detail via the planning application for development on land to the east and west of Hurst Farm – Mid Sussex District Council application reference DM/17/2739 refers – and in its response to the application, the Town Council required the TRO as a planning condition.

**87. Recommendations of the Planning Working Group pertaining to MSDC Consultations on:**

**a. draft Site Allocations Development Plan Document (DPD);**

**b. draft Mid Sussex Design Guide Supplementary Planning Document (SPD)**

Members had before them the notes of the meeting of the Planning Working Group (PWG) held on Wednesday, 13 November 2019, and a covering report prepared by the Town Clerk. These included recommendations for responses to MSDC consultations on a draft Site Allocations Development Plan Document (DPD) and a draft Mid Sussex Design Guide Supplementary Planning Document (SPD). The closing date for both consultations was midnight on Wednesday, 20 November 2019.

Members **AGREED** unanimously to the following recommended responses to the consultations:

**a. draft Site Allocations Development Plan Document (DPD)**

Members in reviewing the document referred specifically to the following site allocations included within the plan,

*cont.*

**87. Recommendations of the Planning Working Group pertaining to MSDC Consultations (cont.)**

**Rogers Farm SA 21**

In principle Haywards Heath Town Council (HHTC) objects to the inclusion of this additional site, notwithstanding its connectivity and sustainability relating to Gamblemead and Hurst Farm developments. This site also conflicts with Haywards Heath Neighbourhood Plan (HHNP) as it is not within the approved built line.

Ongoing and unresolved environmental issues have not been resolved at the neighbouring Gamblemead site, and until these matters are resolved permanently and on a sustainable basis, we object to the consideration of any development in this area of the Town curtilage, which for the absence of doubt means we must object to the inclusion of Rogers Farm.

The additional 25 dwellings proposed is similar to the additional 19 dwellings HHTC previously supported at the neighbouring Gamblemead site before additional environmental concerns emerged, thus already an additional contribution for our housing numbers, however the allocation of Rogers Farm site is vastly outweighed by the negative environmental challenges it poses to the neighbourhood and community, and therefore does not provide a significant addition to our combined 5 year land supply.

HHTC would also like to point out that this site has previously been objected to by Mid Sussex District Council Members and the subsequent appeal dismissed by an Inspector for the above reasons.

Please note (Previous) COMMENTS FROM HAYWARDS HEATH TOWN COUNCIL ON A SUPPLEMENTARY ISSUE RELATING TO APPLICATION NUMBER DM/19/2764 – GAMBLEMEAD, FOX HILL

Further to our comments supporting an additional 19 units on the Gamblemead site, Councillors have received direct complaints from residents in Cape Road, detailing serious flooding issues in, or proximate to, the restricted build area. The flooding has necessitated emergency removal of surface water. These actions have been required to prevent wider contamination of the nearby water course with foul/raw sewage. Considering this ongoing problem, the Town Council now requests that any decision to approve this additional build is deferred, pending a full drainage report detailing how this ongoing problem will be rectified. Currently, residents suffer noise from site gate opening and closing every few minutes during the night and the noise and disturbance from tankers entering and leaving the site. The antisocial noise emanating from this unwanted activity is reducing residents' enjoyment of their homes, and disturbing their sleep, so may constitute a further environmental health issue.

Further to (above) HHTC previous revised/additional comments for the additional 19 units at the Gamblemead development, 19/2764 submitted 31/10/2019 – HHTC do not have sufficient confidence to support or indeed promote any further development proximate to this location.

**cont.**

87. **Recommendations of the Planning Working Group pertaining to MSDC Consultations (cont.)**

**With specific reference to page 55 SA21 of the Draft Site Allocations DPD**

**\*\*The requirement to prevent water course contamination evacuation of raw sewage/contaminated water via the ongoing provision of 24/7 tanker operation during adverse weather conditions is unacceptable.**

**The SA 21 extracted sections below underline the gravity of the environmental challenge this additional site would pose unless a permanent and sustainable solution is provided BEFORE any planning application is considered.**

**Biodiversity and Green Infrastructure**

Undertake a holistic approach to Green Infrastructure provision through biodiversity and landscape enhancements within the site that connect to the surrounding area.

- Conserve and enhance areas of wildlife value to ensure there is a net gain to biodiversity. Avoid, mitigate and compensate for any loss to biodiversity through ecological protection, enhancement and mitigation measures.
- Incorporate SuDs within the Green Infrastructure provision to improve biodiversity and water quality.

No mitigation provided by MSDC/WSCC- Previous HHTC comments apply requiring provision of traffic lights at the junction of Fox Hill/Hurstwood Lane, combined with a speed limit reduction to 30 MPH.

**Flood Risk and Drainage**

The north western area of the site is at risk of surface water flooding due to the close proximity of watercourses and should not therefore be developed. Provide a Flood Risk Assessment (FRA) to inform the site layout and any necessary mitigation measures that may be required. Any existing surface water flow paths across the site must be maintained.

- Incorporate Sustainable Drainage Systems as an integral part of the Green Infrastructure and open space proposals to improve biodiversity and water quality.

**Same comments apply to the extant permissions granted for the Gamblemead sit have NOT been delivered, and therefore remain in breach. Contaminated Land.** No specific land contamination identified.

**Impact of Burgess Hill sites SA 12 to SA 17**

With the development sites SA 12 to SA 17 being proximate to Haywards Heath, it will have a significant impact on Haywards Heath.

*\*\*\*note; there are already 15,000 car movements a day up and down Isaacs Lane with 1,500 in the rush hour. It is anticipated another 3,000 movements based on employment moves, another 2,000 from the 4000 homes developed plus 4,000 desire travel line car movements resulting from the new road network. We have considerable ongoing concerns relating to road safety and the impact for residents using Isaacs Lane and the Bolnore Roundabouts. In addition,*

**cont.**

**87. Recommendations of the Planning Working Group pertaining to MSDC Consultations (cont.)**

Valebridge Road to Wivelsfield Station there are no transport links between HH and BH.

Contract needed with Metrobus reference sustainable transport between BH/HH.

Driving tendencies/consequences relating SA12-17 on HH. HHTC has considerable ongoing concerns relating to through traffic moving through the town on a north/south basis, to/from BH. HHTC further notes the constraints confirmed in 3.9 of the site allocations DPD "HH is particularly effected by the A272 passing around the Town and high car dependency. Drivers detouring through the town centre further exacerbate the problem.

HH to BH cycle path must be delivered promised in 18/5114 Northern Arc application.

Due to increased traffic through HH, HHTC needs additional financial support to mitigate the adverse effects on the Town, by provision of section 106 contributions. We note this may not be appropriate and that direct provision of infrastructure improvements would be more practical such as improving major arterial roundabouts.

**b. draft Mid Sussex Design Guide Supplementary Planning Document (SPD)**

Members in reviewing the Mid Sussex Design Guide agreed that; Haywards Heath Town Council fully supports the adoption of clearer planning design guidelines which will hopefully encourage the delivery of a more modern and welcoming visual townscape for our future community. It's essential that we deliver an environment that does not seek to blend in or repeat previous architectural mistakes. The Town Council appreciates inclusion of significant references to our Neighbourhood Plan in pages 33 and 34 of the draft guidance.

**88. Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 9:09pm.

## **APPENDIX 1**

### **Week 1**

#### **DM/19/4352 – 14 Willow Park**

**Franklands**

G1 – Hornbeams 3x – remove 2 x lowest limbs (1 limb on each tree). Reduce back by approximately 3–4 metres removing larger overextended limbs where possible shaping accordingly, by up to 1.5 metres, leaving as natural shape as possible (including smaller Hornbeam behind Conifer).

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

#### **DM/19/4460 – Land adjacent to 2 Ferny Croft**

**Lucastes**

Change of use of land to private garden for 2 Ferny Croft.

The Town Council **objects** to this application and is extremely disappointed to be considering it, to the extent that it would like to see the application withdrawn permanently and efforts made by the owners of the land, whoever they are, to work with the community to ensure that it is fully returned to its original status as a vital green corridor for wildlife. It should be subject to little intervention with, for example, grass cutting being limited to a frequency of twice a year in accordance with the Ecological Management Plan for this part of Bolnore Village. This antisocial application is contrary to Policies DP37 and DP38 of the Mid Sussex District Plan 2014–2031 and under no circumstances can the Town Council support it.

On a visit to the site, Members noted that part of it is already being managed as private garden space in advance of the application being determined. They request that this stops immediately and that any shrubs planted on the site by the applicants are removed. If no attempt is made to return the site to its original/intended state, Mid Sussex District Council (MSDC) should take enforcement action. During their visit, Members also saw clear evidence of wildlife tracks through the long grass and hedge, demonstrating the importance of the site as a green corridor.

The Town Council asks MSDC to check Land Registry records to ensure that the original and registered plot size of no. 2 Ferny Croft has not been increased by means of unauthorised encroachment on to the application site. If there is evidence that encroachment has occurred, enforcement action should be taken.

Finally, we request that MSDC confirm that the transfer of ownership of the land from the developers to the applicants was not in contravention of the Section 106 Agreement for this phase of the Bolnore Village development.

### **Week 2**

#### **DM/19/3401 – The Lodge, Bennetts Rise**

**Franklands**

Demolition of the existing building and erection of 2 no. three-bed semi-detached houses and associated parking.

It was noted that over the weekend of 15–17 November 2019, there had been problems accessing Mid Sussex District Council's Online Public Register to view planning applications and related documents. This had inevitably hampered Members' preparation for the meeting and so to enable them to familiarise themselves with all aspects of this application and to serve the wider best interests of the community, it was agreed that consideration of the application would be deferred until the meeting scheduled for Monday, 9 December 2019.

**DM/19/4433 – Hayworth Villa, 2 Market Place, 33 Boltro Road**

**Heath**

Proposed new external lighting consisting of 15x building mounted light sources and 4x of free-standing light sources.

Further to the Town Council's previous comments submitted on 19/09/2019 for Mid Sussex District Council (MSDC) application reference DM/19/3260, Members welcome this revised lighting plan. In addition, they support the comments and recommendation made on 07/11/2019 by MSDC's Contaminated Land and Environmental Protection Officer, Mr Oliver Benson. Subject to conformance with the minimum specifications outlined in Mr Benson's report, the Town Council **supports** this application.

**DM/19/4505 – 49 Oathall Road**

**Heath**

Liquid Amber (T1) – crown reduce up to 2m. Pittosporum (T2) – re-pollard. Two Hazel (T3 and T4) – remove up to 1/3 of stems to base.

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

**DM/19/4531 – 19 Wood Ride**

**Ashenground**

Single storey rear extension and internal reconfiguration, conversion of existing single garage at front into habitable room with new windows, new front porch beneath existing entrance canopy, installation of ground floor access door on side elevation.

The Town Council notes the objections raised by the adjoining residents at no. 17 Wood Ride and is concerned that these proposals, particularly the single storey rear extension, could be detrimental to their amenity by virtue of loss of light and light pollution. Members request that the applicants commission an independent, professional light survey to be considered by Mid Sussex District Council's Environmental Protection Team prior to determination of the application. This would establish whether or not the loss of light caused by the magnitude of the proposed rear extension, and the level of illumination shining up through its roof lights, would be acceptable.

Since a decision on this application is likely to be delegated to Planning Officers, the Town Council asks that they ensure it complies with the draft Mid Sussex Design Guide Supplementary Planning Document.

Whilst not a material planning consideration, it should be noted that a Party Wall Agreement may be required.

**DM/19/4533 – Anerley, 1 Shire Lane**

**Lucastes**

Proposed single storey side extension. 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/19/4550 – Turvey Wood, Lewes Road**

**Franklands**

Oak tree to rear of 26 Woodridge Close to be crown thinned by 25%.

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

**DM/19/4562 – Mari Fjora, Franklands Village**

**Franklands**

T1 Oak – thin crown by no more than 20%. T2 Oak – thin crown by no more than 20%. Trim three branches: trim branch 1 by 4 metres, remove branch 2 (take back to tree stem), trim branch 3 by 4 metres.

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

**DM/19/4611 – Land south of Anscombe Wood, Hurstwood Lane**

**Franklands**

Approximately 150 saplings (mainly Birch) less than 6cm in diameter – remove.

The Town Council is pleased to **support** this application and views the proposals as a very positive initiative towards developing a country park in this locality. The replanting of the area with a large variety of trees to recreate a woodland habitat will complement the nearby country park as proposed in Objective 10B, paragraph 10.10 and Policy L3 of the Haywards Heath Neighbourhood Plan.

Councillor Nicholson suggested that Mid Sussex District Council (MSDC) may be able to get some assistance with sourcing native trees from Carbon Footprint Ltd ([www.carbonfootprint.com](http://www.carbonfootprint.com)) by registering the land/Anscombe Wood as a carbon offset project. This information would be forwarded to MSDC's Parks and Landscapes Contract Monitoring Officer.

**Week 3**

**DM/19/0260 – Tavistock & Summerhill School, Summerhill Lane, Lindfield Lindfield Parish**

Proposed erection of 38 residential dwellings comprising 4 houses and 34 flats with associated internal access, surface-level car parking, landscaping with other infrastructure. Corrected application form, site layout plan, Design and Access Statement and landscaping plans received 21/03/2019. Proposed car parking spaces revised to 77. Amended plans received 30 October showing revisions to Blocks A and B and additional supporting information.

*Although this application relates to a site that falls just outside of Haywards Heath in the neighbouring parish of Lindfield, it is right on the town's boundary and undoubtedly has an impact on those residents of the town who live in this locality. Haywards Heath Town Council therefore welcomes the opportunity to make representation in respect of this proposal.*

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 30/10/2019) and is disappointed to see proposals being presented that are very similar to the original application under this reference number. These do nothing to address the issues raised previously. The Town Council has ongoing concerns about the suitability of a development along these lines in this location and, therefore, **objects** to the application and reiterates the following objections, comments and observations, to which Mid Sussex District Council (MSDC) is asked to give due consideration:

1. the current proposal would be out of keeping with the local environment, surrounded as it is by Areas of Townscape Character;
2. concern about the impact that the proposed blocks of apartments would have on the residential amenities of neighbouring properties – overbearing, loss of outlook, loss of sunlight;
3. inadequate screening to protect the privacy of existing residents from users of the proposed apartment balconies;
4. the adequacy of the proposed number of parking spaces is questionable;
5. the provision for recreational facilities is questionable;

**cont.**

**DM/19/0260 – Tavistock & Summerhill School, Summerhill Lane, Lindfield (cont.)**

6. the current proposal conflicts with the Lindfield Village Design Statement, the Lindfield and Lindfield Rural Neighbourhood Plan, and Policies DP6, DP26 and DP31 of the Mid Sussex District Plan 2014–2031;
7. the proposal represents an opportunistic attempt to overdevelop the site;
8. it is disingenuous and unacceptable that the proposal does not deliver a 30% affordable housing element. This deficit is contrary to both the Lindfield and Lindfield Rural, and Haywards Heath Neighbourhood Plans, and the Mid Sussex District Plan 2014–2031. The Committee notes the very strong resistance by MSDC applied to more sustainable sites elsewhere in Haywards Heath that do not deliver the 30% affordable housing requirement. It is even more important that it is applied on the Tavistock site without deviation from this policy;
9. the siting of the two blocks of three-storey apartments, to the front (western side) of the site and at its highest point, would give rise to an obtrusive and overbearing form of development, which would be out of keeping with the present character of the area and contrary to elements of Policy E9 of the Haywards Heath Neighbourhood Plan;
10. the construction of 34 apartments within three, three-storey blocks would constitute an undesirable intensification of residential development at a density which would be out of keeping with and would detract from the bordering Townscape Area, contrary to both the Lindfield and Lindfield Rural, and Haywards Heath Neighbourhood Plans;
11. there are three (BS5837) Category B trees – two limes and a Scots pine – that have been recommended for removal '*due to their proximity to the proposed landscaping requirements*'. The trees are an integral part of the natural heritage of the site and, by extension, of Lindfield itself and **must** be preserved. Haywards Heath Neighbourhood Plan Policy E9 6.30 requires 'in the townscape character areas, Haywards Heath Town Council expects developers to demonstrate how their proposals for development or redevelopment will reinforce the local character and thus meet Objective 6F of this Plan.

In particular, proposals should:

- retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;
  - retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and
  - avoid the demolition of existing buildings which contribute to the character and appearance of the area.'
12. the Town Council challenges the credibility of the Viability Report and does not accept the Report's conclusion that the Residual Site Value '*cannot support contributions to planning obligations beyond the £329,210 contributions already included*'. It is not the responsibility of the local planning authority to underwrite the profit objectives of the developer;
  13. Members feel that the developer/applicant has not provided anything which delivers Haywards Heath Neighbourhood Plan Policies E8, E9 or E10 – listed below:

Policy E8 Critically the application does not demonstrate how it will contribute to the improvement of the health and well-being of the community.

**cont.**

## **DM/19/0260 – Tavistock & Summerhill School, Summerhill Lane, Lindfield (cont.)**

- Policy E9 Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:
- height, scale, spacing, layout, orientation, design and materials of buildings or makes best use of the site to accommodate development;
  - car parking is designed and located so that it fits in with the character of the proposed development.

- Policy E10 Development proposals in an Area of Townscape Character will be required to pay particular attention to retaining the special character and to demonstrate how they support and enhance the character of the area in question.

This site in Lindfield abuts areas of significant and important Townscape Character; however, notwithstanding that the site itself was not identified within the extant Neighbourhood Plan, the Town Council feels its proximity and prominent location requires that effectively it be treated as if it were.

14. in terms of the implications for the local highway network, West Sussex County Council – through its local Members – should consider any potential development of this site in conjunction with other developments in the wider area, i.e. a holistic approach is required in order to assess the effect of development on the flow of traffic in roads such as Summerhill Lane, Portsmouth Lane and Gander Hill. Specifically, Haywards Heath Neighbourhood Plan Rural Setting Objective 6C applies in this area, together with Objective 6F with the location identified in section 6.29.

In the unwelcome event that permission is granted despite the Town Council's objections, it is requested that developer Section 106 contributions for local community infrastructure – approximately £27,600 – are allocated towards developing and improving the streetscape on the route between the development and the Haywards Heath Station Quarter. Furthermore, it must be a condition that if the development is to be serviced by larger, Eurobin facilities – which will be collected by a commercial waste operator – no collections shall be permitted before 0700 hours in order to protect resident amenity.

In common with Lindfield Parish Council and the Friends of Summerhill Lane Area of Townscape Character, the Town Council is open to the principle of development on this newly created brownfield site. However, to have any prospect of gaining support, a scheme would have to consist of houses starting with two bedrooms upwards and **not** flats, and therefore be of a lower density than that currently proposed and would be expected to be in keeping with the surrounding Townscape Character environment of the area.

### **DM/19/4368 – 11 Drummond Close**

**Ashenground**

T1 Oak – reduce crown by 2.5m and lift crown by removing the bottom branches that are drooping down.

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

### **DM/19/4383 – Land to rear of 27 Farlington Avenue**

**Bentswood**

(T7) – remove branches that are overhanging number 27 Farlington Avenue by 5–6m.

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

**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.

It was noted that over the weekend of 15–17 November 2019, there had been problems accessing Mid Sussex District Council's Online Public Register to view planning applications and related documents. This had inevitably hampered Members' preparation for the meeting and so to enable them to familiarise themselves with all aspects of this application and to serve the wider best interests of the community, it was agreed that consideration of the application would be deferred until the meeting scheduled for Monday, 9 December 2019.

**DM/19/4677 – 6 Burma Close**

**Franklands**

Oak – reduce crown over pond by 2.5m.

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

DRAFT