



## HAYWARDS HEATH TOWN COUNCIL

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11<sup>th</sup> April, 2019

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, 15<sup>th</sup> April 2019 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 Monday, 25<sup>th</sup> March 2019.
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 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 Monday, 25 March 2019**

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: Mr Eric Bassett, Chair of the Haywards Heath Society  
Three members of the public, who were attending in order to observe proceedings

**139. Apologies**

There were none.

**140. Minutes**

The Minutes of the meeting held on Monday, 4 March 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

**141. Substitutes**

There were none.

**142. Members' Declarations of Interest**

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 A. I further reserve the right to alter my views should the applications come before Planning Committee A, based on contributions from the public, other Members or reports from MSDC Officers."

***cont.***

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

Other declarations were made as follows:

Member	Application No./ Agenda Item No.	Location	Nature of Interest
Cllr R J R Clarke	Agenda Item 5 – Licensing Application LI/19/0316	56–58 The Broadway	Is a director of Savannah Café Bar, 44–46 The Broadway, a licensed business which is located near to the application site and could be considered a competitor of the applicant
Cllr C N Laband	Agenda Item 5 – Licensing Application LI/19/0316	56–58 The Broadway	Non-prejudicial – lives behind and close to the application site

**143. Planning Appeals**

Members noted the following appeal **decisions**, the appeals having been lodged as a result of MSDC's decision to refuse permission:

Date Decided & References	Site	Description	Decision
12/03/2019 AP/18/0079 APP/D3830/W/18/3216812  (DM/18/3506 refers)	Land opposite no. 10 Bridgers Mill HAYWARDS HEATH	Single detached three bedroom house	Dismissed
12/03/2019 AP/18/0080 APP/D3830/W/18/3206629  (DM/17/5083 refers)	Land to the west of Butlers Green House Butlers Green Road HAYWARDS HEATH RH16 4BH	Erection of a single dwelling and garage, and formation of a new access point	Dismissed

**144. Licensing Applications**

Members considered the following application for a premises licence, which had been **lodged** with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/19/0316  MK Broadway Ltd	Premises	56–58 The Broadway HAYWARDS HEATH RH16 3AL	New premises licence

They **AGREED** that the following representation should be made to MSDC's Licensing Team:

*cont.*

**144. Licensing Applications (cont.)**

Haywards Heath Town Council **supports** this application for a premises licence because the controlled sale of alcohol in this locality would provide amenity to residents. However, this support is subject to the following conditions being fulfilled:

1. the premises must be fitted with an appropriate standard of CCTV in order to record sales of alcohol and also to protect customers and staff;
2. all refused sales of alcohol must be properly recorded in a refusals log;
3. the application must enjoy the support of other local licensed businesses and if it is successful, the proprietor/business must be permitted to join the local Pubwatch Scheme.

Implementation of the above mentioned conditions would assist in promoting the four objectives as laid down in the Licensing Act 2003: the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

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

Members made comments and observations on 22 planning applications as per Appendix 1 attached. It should be **noted** that the Town Council's representation regarding the following application was put to the vote because there were differing views as to what it should be:

**DM/19/0397, 7 Farlington Avenue – proposed two storey rear extension and alterations and formation of new front dormer window and front porch. (Roof plan received 12.03.2019.)** Votes recorded as: **5 in favour**, 1 against (Councillor Mrs Cheney). Councillor Mrs Cheney was opposed to the application on the grounds that the proposed two storey rear extension would result in an overbearing and unneighbourly form of development which would be detrimental to the amenities of neighbouring residents. However, the vote determined that the Town Council's formal response as a 'corporate' entity was 'no comment'.

**146. Notes and Recommendation from the Planning Working Group**

Members had before them the notes and a recommendation from the meeting of the Planning Working Group held on Monday, 4 March 2019. The recommendation comprised the proposed representation in response to MSDC planning application number **DM/19/0346, Rookery View, Rocky Lane – to vary the Section 106 Agreement Mortgagee in Possession clause**. The Town Council's response to this application had been deferred from the meeting of the Planning Committee held on 11 February 2019, pending receipt of further information relating to Mortgagee Exclusion Clauses.

Members accepted the notes and actions of the Planning Working Group and **AGREED** unanimously to the recommendation in respect of application number DM/19/0346, which was worded as follows:

*cont.*

**146. Notes and Recommendation from the Planning Working Group (cont.)**

**Haywards Heath Town Council is concerned that the risks are not fully understood or balanced. If the change jeopardises social and/or affordable housing for our community, then we object. If it doesn't, we defer to Mid Sussex District Council to determine.**

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

There were none.

The meeting closed at 7:51pm.

## APPENDIX 1

### Week 1

#### **DM/19/0219 – 70 Wood Ride**

**Ashenground**

Proposed removal of attached garage and construction of single/two storey rear/side extension. Amended plans received 28.02.2019 showing revised extension design and creation of enlarged front parking area.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 28/02/2019) and has no comment to make.

#### **DM/19/0440 – 23 Greenhill Way**

**Franklands**

Outline application for new four bedroom house with separate garage in garden of no. 23 Greenhill Way, with all matters reserved.

Because there were no details of this application on Mid Sussex District Council's (MSDC's) Online Public Register, the Deputy Clerk checked with a member of MSDC's Planning Team and was advised that the application had been made invalid.

#### **DM/19/0695 – 12 Oathall Road**

**Bentswood**

New garage at front of the house.

No comment.

#### **DM/19/0725 – 7 Ash Grove**

**Ashenground**

Demolition of conservatory and side extension and replacement with single storey rear and two storey side extension.

No comment.

#### **DM/19/0788 – 2 Marylands**

**Bentswood**

T1 Sycamore – fell.

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

#### **DM/19/0795 – Franklands Village Club, Franklands Village**

**Franklands**

Change of use of existing Social Club (A3) to children's nursery (D1) aged from 6 months to 5 years.

The Town Council **supports** this application on the grounds that the proposed nursery would provide a valuable facility for the community and it would also make welcome use of the existing building.

### Week 2

#### **DM/18/3626 – 98 Turners Mill Road**

**Heath**

Two storey extension to rear of property. Single storey garage extension with new porch to front elevation. New dormer within catslide roof to front elevation. Further amended plans received 08.03.2019.

The Town Council notes the submission of further amended plans (received by Mid Sussex District Council on 08/03/2019) and has no comment to make.

**DM/18/5060 – 15 Oathall Road****Heath**

Demolition of existing garage/home office building with replacement two storey side extension. First floor rear extension to existing balcony of master bedroom. Proposed photovoltaic solar panels to south-facing pitch roof of existing swimming pool annexe (amended plans received 7 March 2019).

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 07/03/2019) and has no comment to make.

**DM/19/0876 – 34 Sunte Close****Heath**

Group of Beech at the rear of 40 Sunte Close to thin crowns by 20% and remove lower branches.

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

**DM/19/0893 – 135 Western Road****Bentswood**

Convert existing loft space to habitable room. 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/19/0925 – Delta House, 16 Bridge Road****Heath**

Display of two illuminated fascia signs, and one non-illuminated hanging sign. (Corrected block plan received 18.03.2019.)

No comment.

**DM/19/0928 – 4 Firlands****Bentswood**

Proposed new roof structure with privacy screen to wooden decking area on top of garage.

No comment.

**DM/19/0939 – 23 Summerhill Close****Heath**

Erection of garage attached to the side of the existing property.

No comment.

**Week 3****DM/19/0346 – Rookery View, Rocky Lane****Franklands**

To vary the S106 Agreement Mortgagee in Possession clause.

Haywards Heath Town Council is concerned that the risks are not fully understood or balanced. If the change jeopardises social and/or affordable housing for our community, then we object. If it doesn't, we defer to Mid Sussex District Council to determine.

**DM/19/0955 – Gardeners Cottage, 22 Birchen Lane****Heath**

Proposed extension and elevational amendments to existing cottage.

No comment.

**DM/19/1007 – 21 Weald Rise****Franklands**

Single storey side and rear extensions.

No comment.

**DM/19/1033 – 11 Syresham Gardens**

**Bentswood**

T1 Oak – reduce 2 metres and crown lift by 4.5 metres.

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

**DM/19/1042 – 23 Gander Hill**

**Heath**

Front porch.

No comment.

**DM/19/1050 – The Priory, Syresham Gardens**

**Bentswood**

2 no. additional residential apartments through rearranging the layout of an existing ground floor flat and utilising an unused attic space.

No comment.

**DM/19/1075 – Jubilee Cottage, 53A Oathall Road**

**Heath**

Double stemmed Silver Birch – fell.

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

**DM/19/1076 – The Priory, Syresham Gardens**

**Bentswood**

2 no. additional residential apartments through rearranging the layout of an existing ground floor flat and utilising an unused attic space.

No comment.

**DM/19/0397 – 7 Farlington Avenue**

**Bentswood**

Proposed two storey rear extension and alterations and formation of new front dormer window and front porch. (Roof plan received 12.03.2019.)

The Town Council notes the submission of a roof plan (received by Mid Sussex District Council on 12/03/2019) and also notes the representations from residents objecting to the application. However, the Town Council has no comment to make.



## ITEM 6

### Week 1

- DM/19/0426 - 24 Boltro Road** **Heath**  
Proposed demolition of conservatory, replace with front and rear single-storey extension and two-storey rear/side extension together with internal and external alterations
- DM/19/0917 - 61 Victoria Road** **Bentswood**  
Two storey side extension and single front extension.
- DM/19/1041 - Clover Court Church Road** **Heath**  
Removal of ten timber framed Juliet balconies and replace with new metal or soft aluminium balconies.
- DM/19/1052 - 10 Petlands Road** **Ashenground**  
Proposed enlargement and improvement (including a new roof) to the existing building at the southern end of the rear garden
- DM/19/1101 - 28 Lucastes Road** **Lucastes**  
Porch and canopy to front elevation.
- DM/19/1153 - 9 Bluebell Close** **Bentswood**  
Oak(T1) - Reduce by 2-3m all over, and remove major deadwood.

### Week 2

- DM/19/0610 - The Nook 31 Cobbetts Mead** **Franklands**  
Proposed single storey rear extension, front portico, garage door and window alterations and pitched roof above existing garage. Amended plans received 25.03.2019 showing revisions to siting of rear extension.
- DM/19/1165 - 62 Gower Road** **Ashenground**  
Proposed construction of an external staircase to rear elevation.
- DM/19/1171 - 9 Farlington Close** **Bentswood**  
Single storey wrap around extension to replace existing conservatory.
- DM/19/1193 - North Colwell Barn Lewes Road** **Franklands**  
Oak (T860) crown lift to 6m. Oak (T861) fell. Oak (T862) crown lift to 6m.  
Ash (T865) reduce crown by 3m and lift to 3m. Oak (T871) crown lift to 3m.  
Oak (T872) crown lift to 3m. Hawthorn (T873) crown lift to 3m. Silver Birch (T874) crown lift to 3m remove hanger. Silver Birch (T876) fell.
- DM/19/1222 - 32 Updown Hill** **Lucastes**  
Demolition of existing conservatory, proposed single storey rear extension and proposed front porch.

<b>DM/19/1236 - 2 Barnmead</b>	<b>Heath</b>
Variation of Conditions 1 and 3 of DM/18/3464 to substitute new plans showing the omission of the porch, the removal of the cladding on the side elevation, the adding of render to front and rear elevation at first floor level and the widening of the brick piers.	
<b>DM/19/1245 - Pennington House Franklands Village</b>	<b>Franklands</b>
T1- Ivy Clad Hornbeam - Sever the Ivy at the base. Reduce back the branches growing over the rear garden of Hoblands properties by 2-3 metres.	
<b>DM/19/1261 - 38 Woodlands Road</b>	<b>Bentswood</b>
Remove existing conservatory and garage. Construct new single storey rear extension and detached store.	
<b>DM/19/1275 - 3 Syresham Gardens</b>	<b>Bentswood</b>
2 x Oaks - reduce crown by up to 2m	
<b>Week 3</b>	
<b>DM/18/5096 - 42 Sydney Road</b>	<b>Heath</b>
Single storey rear extension and associated landscaping to alter existing retaining wall to rear garden. Amended plans received 09.04.2019 showing amended extension design.	
<b>DM/19/0353 - 11 Courtlands</b>	<b>Ashenground</b>
Proposed first floor extension above existing kitchen.	
<b>DM/19/0856 - Unit 1 30 Bridge Road</b>	<b>Heath</b>
Four fascia signs.	
<b>DM/19/1296 - 6 Farlington Close</b>	<b>Bentswood</b>
Proposed 1st floor extension to form bedroom and ensuite over existing garage.	
<b>DM/19/1327 - Land To The Rear Of 34 Sydney Road</b>	<b>Heath</b>
<b>The Heath Recreation Ground Perrymount Road</b>	
Sycamore tree - Remove stems closest to and overhanging garden of 34 Sydney Road.	
<b>DM/19/1339 - 27 Wickham Close</b>	<b>Heath</b>
Part two storey and part single storey rear extension.	
<b>DM/19/1363 - 76 Lewes Road</b>	<b>Franklands</b>
Oak(T20) - Raise crown base to 4.5-5m retaining all branches over 15cm in diameter and removing down hanging secondary branches, remove deadwood and any minor crossing branches. Remove crown on NNE side at 7-8m high from adjoining Yew. Cypress(T31) – Remove	
<b>DM/19/1366 - 6 Strathfield Close</b>	<b>Bentswood</b>
Remove existing front porch and replace with a traditional brick and tile porch.	
<b>DM/19/1367 - Foxglove House 33 Lewes Road</b>	<b>Franklands</b>
T1 Oak - Crown lift by up to 5m,	