



HAYWARDS HEATH TOWN COUNCIL

Town Hall, 40 Boltro Road, Haywards Heath, West Sussex, RH16 1BA

Tel 01444 455694 Fax 01444 455075

Web www.haywardsheath.gov.uk E-mail town.clerk@haywardsheath.gov.uk

18th January, 2018

To all Councillors on the Planning Committee and others for information

Dear Councillor,

You are hereby requested to attend a meeting of the **Planning Committee** to be held on **Monday, 22nd January 2018 at 7:30pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

Yours sincerely,
Steven Trice
Town Clerk

AGENDA

1. To receive apologies for absence.
2. To confirm the minutes of the meeting of the Planning Committee held on Wednesday, 3rd January 2018.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To note any appeals lodged or appeal decisions made, and licensing applications.

Appeals Lodged/Decided: **None**;

Licensing Application: **LI/17/2282 – Marks & Spencer plc, Unit 1 The Orchards**
Minor variation to Premises Licence.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
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 Munda.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 3 January 2018

C N Laband (*Chairman*) **
M J Pulfer (*Vice Chairman*)
Mrs C Cheney
R J R Clarke
A C McPherson
H A Munding

* Absent
** Apologies

Also present: Mr Eric Bassett, Chair of the Haywards Heath Society

87. Apologies

The following apology was received:

Member	Reason for Absence
Cllr C N Laband	Holiday

88. Minutes

The Minutes of the meeting held on Monday, 4 December 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

89. Substitutes

Councillor Mrs Ellis substituted for Councillor Laband. With Councillor Pulfer acting as Chairman in the absence of Councillor Laband, Members were asked to nominate and agree a Vice Chairman for the meeting. Councillor Clarke proposed Councillor Mrs Ellis; this was seconded by Councillor Munding and it was **AGREED** unanimously that Councillor Mrs Ellis be Vice Chairman.

90. Members' Declarations of Interest

Councillor Howard Munding 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.

90. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke	DM/17/4796	Nationwide B/Soc., 19 South Road	Is a customer of the building society
Cllr R J R Clarke	DM/17/4731	Franklands Village Club, Franklands Village	Is a director of Savannah Café Bar, 44–46 The Broadway, which, being an existing licensed premises, could be considered a competitor of any prospective public house
Cllr R J R Clarke	DM/17/4949	Mid Sussex NHS Trust Health Centre, Heath Road	Is a director of Savannah Café Bar, 44–46 The Broadway, a business which is located near to the health centre

91. Planning Appeals

Members noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission (application number DM/17/1259 refers):

Date Decided & References	Site	Description	Decision
12/12/2017 AP/17/0048 APP/D3830/W/17/3180783	Land to the rear of 14 & 16 Dellney Avenue	Construction of 1 no. residential (Class C3) unit, access, car parking and associated works	Allowed

92. Licensing Applications

Members noted that the following application to vary a premises licence had been lodged with Mid Sussex District Council:

Application No. & Applicant	Application Type	Premises Address	Nature of Variation
LI/17/2176 Mitchells & Butlers Leisure Retail Ltd	Premises	Miller & Carter Steakhouse Butlers Green Road HAYWARDS HEATH RH16 4AH	<u>Minor variations:</u> change of trading name; vary the layout of the premises; remove outdated conditions

93. Comments and Observations on Planning Applications

Members made comments and observations on 28 planning applications as per Appendix 1 attached.

94. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:36pm.

APPENDIX 1

Week 1

DM/17/4166 – 94 South Road

Heath

New replacement glazed shopfront and entrance door. New illuminated fascia and hanging sign to display new corporate logo. (Amended plans and description 04.12.2017.)

No comment.

DM/17/4507 – 88 Sandy Vale

Ashenground

Removal of existing attached garage and single storey side extension, proposed 2 storey side extension with attached front porch and full width single storey rear extension and associated interior alterations.

No comment.

DM/17/4639 – 48 Lucastes Avenue

Lucastes

Erection of double garage with pitched roof together with new front entrance gates and brick piers.

No comment.

DM/17/4771 – Peters Cottage, New England Road

Bentswood

Replacement of the chimney stack and replacement of roof tiles and guttering.

No comment.

DM/17/4796 – Nationwide Building Society, 19 South Road

Ashenground

Proposed new illuminated fascia and hanging sign. Also one acrylic sign to go on window.

No comment.

DM/17/4834 – 17 Orchard Way

Heath

Proposed single storey rear extension and associated internal alterations. 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/17/4839 – 86 Barnmead

Heath

Construction of a single storey kitchen extension to the front elevation.

No comment.

DM/17/4848 – Thurlestone, Rocky Lane

Ashenground

2 no. pitched roof dormers to front elevation (new hip to gable extension and rear dormer window built under permitted development rights).

No comment.

DM/17/4852 – 106 Harlands Road

Lucastes

Demolition of existing front porch and erection of new front porch.

No comment.

DM/17/4886 – 54 Eastern Road

Bentswood

Demolition of existing conservatory and proposed single storey front and rear extensions.

No comment.

DM/17/4898 – 14 Lucastes Avenue

Lucastes

Amended design to approved rear extension to include revised fenestration and additional second lantern roof light.

No comment.

DM/17/4901 – 66 Hoblands

Franklands

Proposed porch infill and alterations. 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/17/4910 – 47 Muster Green South

Lucastes

Sycamore (T2) – remove two lowest limbs and crown reduce by 2.5 metres to north, crown thin by 10%. Yew (T2) – crown reduce by 1.5 metres to north, east and west.

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

Week 2

DM/17/4731 – Franklands Village Club, Franklands Village

Franklands

Change of use from social club (sui generis) to public house serving food (A3/A4).

No comment.

DM/17/4784 – 13 Penland Road

Lucastes

Proposed single storey front porch, single rear extension, first floor/two storey side and rear extension over existing together with garage conversion.

No comment.

DM/17/4932 – 14 Lucastes Avenue

Lucastes

Amended design to approved rear extension to include revised fenestration and additional second lantern roof light.

No comment.

DM/17/4934 – 69 Haywards Road

Ashenground

The proposal is to amend the construction so that the loft building will be within the curtilage of no. 69. 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/17/4938 – 4 Dellney Avenue

Bentswood

Demolish existing rear extension and construct single storey extension extending beyond side elevation of main house and with a flat roof with zinc covering with minimum 5 degrees pitch.

No comment.

DM/17/4949 – Mid Sussex NHS Trust Haywards Heath Health Centre, Heath Road

Heath

Single storey extension of existing health centre to form new pharmacy.

No comment.

DM/17/4982 – 24 Penland Road

Lucastes

Part single storey extension and part two storey extension to rear. Proposed roof extension, incorporating a double dormer to south west elevation, a new window and roof light to north west elevation and a new roof light to the south east elevation. A Juliette balcony to the proposed first floor south east (rear) elevation.

No comment.

DM/17/5035 – 11 Lucastes Road

Lucastes

(T1) Redwood – remove major central stem to base.

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

Week 3

DM/17/3413 – Land at 37–55 Perrymount Road and 1–5 Clair Road

Heath

Outline planning application for redevelopment of the site to provide up to 145 new residential units including 30% affordable housing and 1209 sq. metres of commercial floorspace (A2 use class), together with associated car parking. All matters to be reserved except from Access. Amended plans received 31/10/2017.

The Town Council notes the amended plans received by Mid Sussex District Council on 14/12/17, which show a reduction in the site area and a reduction in the proposed number of parking spaces from 103 to 88.

Members have no further comment to make at this stage other than to reiterate the comments and observations made at the meeting of the Town Council's Planning Committee held on Monday, 13 November 2017, i.e.

'Whilst it is acknowledged that the plans are for indicative purposes only and that all matters are to be reserved except for access, Members welcome the revisions to the design and consider them a positive step in what it is hoped will be an ongoing evolution of the scheme. Furthermore, the proposal aims to deliver 30% affordable housing, which is key.

Some of the comments and observations that were made when this application was first considered by the Town Council on 9/10/17 are still relevant and these are reiterated as follows:

'This is a significant opportunity to improve the gateway to the town, which is an important urban location on the perimeter of the station quarter and adjacent to the forthcoming Premier Inn Hotel. The Committee's view is that this is an opportunity to provide a contemporary, forward-looking design, in keeping with the future aspirations of the town. It is believed the height of the building echoes neighbouring premises in Perrymount Road. The Town Council requests that the following conditions are put on the application:

cont.

Conditions:

- The outline plan offers trees, and some details of soft landscaping. These must be included as a planning condition (not informative).
- The development will have communal bins for landfill and recycling. These are large commercial bins which are not collected by MSDC, therefore to prevent emerging Environmental Health issues developing, movement of waste or goods in/out of the site will not be permitted before 07:00 or after 22:00 daily.
- Entrance gates, the development should be gated to prevent conflict from emerging unauthorised parking issues, with trade buttons set to operate after 07:00 daily.
- Construction Management Plan, to include on-site parking (not in nearby roads) for all construction site personnel along with wheel washing by hand.
- Construction hours, works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday – Friday 08:00–18:00 hours, Saturday 09:00–13:00 hours Sundays and Bank/Public Holidays no work permitted.
Reason – this is a commercial build for profit, therefore economic interests could compromise nearby resident interests, consequently this condition is required to protect the amenity of residents. B3 MSLP applies.
- Building/Lease covenants, should be configured with provisions to allow a change of use from Commercial to Retail Classes A1, 2 and 3. This is to prevent reoccurrence of issues restricting development elsewhere in the town, and critically to comply with policy objective 7A of the extant HHNP, supporting flexible and sustainable economic development in Haywards Heath.'

Finally, and with regard to developer Section 106 contributions, the Town Council requests that allocations are made as follows:

- | | | |
|--|--|----------|
| ➤ local community infrastructure (LCI) | public realm improvements to South Road; | |
| ➤ art in the community – town centre | | £10,000; |
| ➤ support for Haywards Heath library | | £5,000; |
| ➤ IWP – community infrastructure | | £35,000; |
| ➤ sport | | £10,000; |
| ➤ highways/transport | | £10,000. |

DM/17/4356 – 2 West Common, Lindfield

Bentswood

Demolish existing garage and proposed double storey side extension.

No comment.

DM/17/4849 – Caru Hall, Bolnore Farm Lane

Lucastes

Part retrospective application for a proposed new bedroom at 1st floor level (east end). Reconfiguration of ground floor accommodation with new 2 storey bay extension to the south and single storey bay to the east. New double garage with store over, with single storey link to the house, incorporating new front entrance. Revised plans to show new dormer window in south roof slope of previously approved double garage under reference 14/01575/FUL. Demolition of existing outbuilding.

No comment.

DM/17/5059 – Unit 1, 61 Perrymount Road
Proposed change of use from class A3 to D1.

Heath

No comment.

DM/17/5106 – 69 Farriers Lea

Lucastes

Conversion of existing garage to create new snug and rear kitchen. Installation of new upvc window to front elevation. Installation of new aluminium powder coated windows to rear elevation.

No comment.

DM/17/5122 – Mansell Cottage, St. Johns Road

Ashenground

Proposed two storey side extension and new entrance porch.

No comment.

DM/17/5150 – Room 3 Oathall House, 68–70 Oathall Road

Bentswood

T1 Holm Oak – reduce wounded stem by up to 3m, thin stem by up to 20% and install 2 ton cobra brace at approximately 6m.

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

ITEM 5

LICENSING TEAM
LICENSING ACT 2003 –
WEEKS COMMENCING 18 & 25 DECEMBER 2017, & 1 & 8 JANUARY 2018
Should you require further details on any application please contact us
Licensing@midsussex.gov.uk

NEW/VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of variation required/ Nature of Application	Latest date for representations to be made. Within 28 consecutive days (Not Personal Licenses) Starting day after application received

MINOR VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Nature of variation required	Latest date for representations to be made. Within 10 working days (Not Personal Licenses) Starting day after application received
LI/17/2282	19.12.2017	Premises	Marks & Spencer plc	Marks & Spencer Unit 1 The Orchards HAYWARDS HEATH RH16 3TH	Changes to internal layout of the premises	10.01.2018

- DM/17/3413 - Land At 37 - 55 Perrymount Road & 1-5 Clair Road** **Heath**
Outline planning application for redevelopment of the site to provide up to 145 new residential units including 30% affordable housing and 1209 sq. metres of commercial floorspace (A2 use class), together with associated car parking. All matters to be reserved except from Access. Amended plans received 14th December showing a reduction in the site area and a reduction in the proposed car parking from 103 to 88 spaces.
- DM/17/4758 - Grosvenor Hall Bolnore Road** **Lucastes**
Proposed 2 no. five bedroom dwellings.
- DM/17/4924 - Land Adj. To Greylands Hurstwood Lane** **Franklands**
Variation of condition 19 relating to planning application DM/15/4931 (as inserted by permission DM/17/4365) to amend site plan drawing in order to show close boarded fence to rear garden of plot 4 (on health and safety grounds) and amend the soft planting adjacent to plot 4.
- DM/17/4963 - 37 Blunts Wood Road** **Lucastes**
T1 and T2 Semi Mature Oak - Reduce crown by up to 4m and thin by 30%.
- DM/17/5083 - Land To West Of Butlers Green House Butlers Green Road** **Lucastes**
Erection of a single dwelling and garage, and formation of a new access point.
- DM/17/5098 - 18A Sussex Road** **Ashenground**
Proposed detached garage.
- DM/17/5133 - Land South Of Sunte House Gander Green** **Heath**
Variation of Condition 2 in relation to AP/16/0021, to read - the development hereby permitted shall be carried out in accordance with the following approved plans: AB Planning and Development drawings 500-01, 600-01A, 700-01, and Fluid Architecture Drawings FD17-1503-50, FD17-1503-55, FD17-1503-100, FD17-1503-105, FD17-1503-110, FD17-1503-115, FD17-1503-120, FD17-1503-125, FD17-1503-130, FD17-1503-135, FD17-1503-140, FD17-1503-145, FD17-1503-600, FD17-1503-700, FD17-1503-710, FD17-1503-715, FD17-1503-720, FD17-1503-725
- DM/17/5137 - Apex Windows 67 Sussex Road** **Ashenground**
Proposed replacement windows and doors to existing shop front.
- DM/17/5176 - 70 Ashenground Road** **Ashenground**
Demolition of existing conservatory. Proposed rear extension, side extension above existing garage and roof alterations to create an additional floor with balcony.
- DM/17/5184 - Land North West Of Sunte House Birchen Lane** **Heath**
Proposed erection of two detached 2 storey 5-bed dwelling houses, each with associated separate double garages and creation of shared access of Birchen Lane

DM/17/5219 - Haywards Heath Police Station Bolnore Road **Lucastes**
T483 Oak - Remove dead wood and lift crown by 3.5m. T485 Yew - Reduce overhang car park side by 1.5m and lift crown 3m. T486, T487, T488, T489, T490, T491, T492, T493 Lime Trees - Pollard to 4m and remove all epicormic growth.

DM/17/5228 - 11 Wythwood **Franklands**
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.

DM/17/5235 - 54 College Road **Heath**
Single storey rear extension.

DM/18/0003 - 1, 2, 3, 4, 5, 6 And 7 Oldfield Drive **Franklands**
Erection of wrought iron style motorised vehicle and matching pedestrian access between the existing brick piers at the entrance to the development to form a 'gated community' of seven detached properties at the western end of Oldfield Drive.

Week 2

DM/17/5239 - Hanlye House Hanlye Lane Cuckfield **Lucastes**
Demolition of existing UPVC conservatory, and construction of single storey extension to the rear elevation. Internal alterations to the ground floor to remove partition wall within WC and new internal door to dining room. Internal alterations to first floor to include remodelling en-suite bathroom, insertion of new wall and new door to below stairs cupboard. Insertion of secondary glazing to all windows. Demolition of existing pool shed and construction of a single storey Gym/Changing Room building. Associated hard and soft landscaping works.

DM/17/5240 - 59 Lucastes Avenue **Lucastes**
Proposed to remove four small trees, two Ash and two Hornbeam, (T1 - T4) by the telephone cables.

DM/17/5241 - Hanlye House Hanlye Lane Cuckfield **Lucastes**
Demolition of existing UPVC conservatory, and construction of single storey extension to the rear elevation. Internal alterations to the ground floor to remove partition wall within WC and new internal door to dining room. Internal alterations to first floor to include remodelling en-suite bathroom, insertion of new wall and new door to below stairs cupboard. Insertion of secondary glazing to all windows. Demolition of existing pool shed and construction of a single storey Gym/Changing Room building. Associated hard and soft landscaping works.

DM/18/0012 - 9 Marylands **Bentswood**
Oak (T1) - crown reduction of 2-2.5m to reduce the tree away from car park and gardens.

DM/18/0044 - 4 Chelsea Arcade The Broadway **Heath**
Internally illuminated acrylic fascia sign finished in Savills blue vinyl with a Savills yellow and red logo.

Week 3

DM/17/4652 - 81 Pasture Hill Road

Single storey kitchen extension to front elevation

Lucastes

DM/17/4735 - 104 Haywards Road

The proposal is to extend front elevation over garage to form new bedroom, to form new porch over front extension, remove existing conservatory and replace with permanent structure timber clad, window alterations and proposed new tile hanging to front elevation. Amended plans received 12.01.2018 showing alterations to fenestration and front first floor addition.

Ashenground

DM/17/5060 - 4 Hightrees

Erection of a summerhouse

Bentswood

DM/17/5198 - Camellias 12 Fox Hill Village

Single storey extension to the rear of the building, facilitating a revised internal layout, along with minor amendments to the front. Loft extension and conversion.

Franklands

DM/18/0126 - Sylvia Hair Fashions 46 Sussex Road

Proposed new shop front.

Ashenground

DM/18/0127 - Sylvia Hair Fashions 46 Sussex Road

Proposed new shop front and front new sign and side hanging lightbox sign, mounted on the end of the wall

Ashenground

DM/18/0178 - Opposite 13 And 17 Birchen Lane

(T1) Common Lime - Install a non-invasive and flexible brace between the southern and northern stem at approximately two thirds of height of tree.

(T7) Common Lime - Fell

Heath

DM/18/0208 - Sergison Arms Butlers Green Road

(01) Sycamore Group and 3 x Stems - reduce overall size of crown by 1.5m to previous points. (02) 2 x Conifer - cut back to between 1 and 1.5m to expose security lighting. (03) Sweet Chestnut and Sycamore - crown lift to 6m.

Lucastes