

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 5 August 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
C A Pitt

* Absent
** Apologies

Also present: Councillor L S Wickremaratchi and Councillor R. Bates

In the absence of the Chairman Councillor Pulfer assumed the Chair for the meeting and Cllr McPherson was nominated and seconded to be Vice Chairman for the evening.

Cllr Bates made representation on two planning applications;

- DM/19/2933 – The Dolphin Leisure Centre, Pasture Hill Road. Cllr Bates made reference to the size of car parking spaces in light of those already in place being smaller than the recognised 2.4 metres wide.
- DM/19/2764 – Gamblemead Fox Hill. Reference was made to the un-sustainable transport issues relating to the site, the need for widening the path for cyclists and the need for traffic lights.

Cllr Bates, not being a Member of the Committee, withdrew from the table and watched debate without making any further comment.

34. Apologies

The following apology was received:

Member	Reason for Absence
Cllr C N Laband	Holiday

35. Minutes

The Minutes of the meeting held on Monday, 15 July 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

36. Substitutes

Cllr Wickremaratchi substituted for Councillor Laband.

37. Members' Declarations of Interest

Cllr 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."

No Other declarations were made as follows:

38. Planning Appeals

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

Date Decided & References	Site	Description	Decision
23/07/2019 AP/19/0034 APP/D3830/D/19/3226435 (DM/19/0291 refers)	27 Lucastes Road HAYWARDS HEATH RH16 1JN	Proposed two storey extension to side and front and single storey extension to rear	Allowed

39. Licensing Applications

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

Application No. & Applicant	Application Type	Premises Address	Nature of Variation
LI/19/1137 CM Group (West Sussex) Ltd	Premises	Turquoise Kitchen 60 The Broadway	<u>Minor variation:</u> changes to the opening hours of the premises
LI/19/1188 Whitbread Group plc	Premises	Premier Inn 38–42 Perrymount Road	<u>Minor variation:</u> changes to the internal layout of the premises

40. Comments and Observations on Planning Applications

Members made comments and observations on 24 planning applications as per Appendix 1 attached.

41. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8.14pm.

APPENDIX 1

Week 1

DM/19/2124 - 17 Sunte Close

Heath

Proposed 2 storey rear extension. Amended plans received 11.07.2019 showing hipped roof to rear extension. Plans also include a single storey rear extension (as originally submitted).

No Comment

DM/19/2630 - 66 Hoblands

Franklands

Extend 1.8m high existing rear garden fence to edge of public footpath

No Comment

DM/19/2770 - 1 Franklin Cottages St Johns Road

Ashenground

Single storey side extension with pitched roof. A new side entrance door, a new external side door and Velux windows to the extension. Bi-fold doors to the rear elevation.

No Comment

DM/19/2827 - 46 Gordon Road

Heath

Variation of Condition No: 5 of Planning Permission DM/17/0825 to enable the substitution of drawing 7116.PL01A with drawing 7116.PL01C, which amends the rear single storey roof design and parapet wall.

No Comment

Week 2

DM/19/2606 - 4 Oldfield Drive

Franklands

T1 - Oak - Reduce crown to suitable growth points by 2 metres

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

DM/19/2809 - Ashley 8 Birchen Lane

Heath

Double garage to front of the property.

No Comment

DM/19/2814 - 12 Pasture Hill Road

Lucastes

Proposed two storey rear/side extension

No Comment

DM/19/2886 - 11 Ashenground Road

Ashenground

Single storey side and rear extension.

No Comment

DM/19/2888 - 74 Haywards Road

Ashenground

Proposed Loft conversion including hip to gable and new rear dormer and new rooflights. 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.

No Comment

DM/19/2909 - Land Adjacent To Damascus Court Cilicia Mews

Bentswood

07F8 and 07FG- Cut back branches to achieve 3m clearance from building
07EZ, 07F1, 07F7, 07F9 and 07FA - Remove sucker growth

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

DM/19/2928 - 52 Haywards Road

Ashenground

Single storey side extension to replace existing lean to.

No Comment

DM/19/2930 - 42 Beech Hill

Franklands

Conversion of garage to form bedroom and en-suite accommodation including raising the roof structure to provide sufficient height.

No Comment

DM/19/2933 - The Dolphin Leisure Centre Pasture Hill Road

Lucastes

Creation of 15 parking spaces on an area of unused land using permeable surface materials and 4no. security lights on 6m posts.

The Town Council has **NO OBJECTION** to this application and supports the increase in parking provision. The Town Council would require that the size of the spaces be wider than the UK recommended standard of 2.4 metres wide. As modern cars get bigger the existing car parking space at the Leisure Centre are narrow resulting car parking being problematic.

DM/19/2937 - Witts End Franklands Village

Franklands

T1, T2 and T8 Oak - Reduce crown by up to 3m. T3, T4, T5, T6, T7, T9 and T10 - Reduce crown by up to 3m. Remove all deadwood.

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

Week 3

DM/19/1721 - Oldfield 55 Lewes Road (Listed Building Consent)

Franklands

Vertical plain tiling to the garden elevation at first floor level.

No Comment

DM/19/1723 - Oldfield 55 Lewes Road

Franklands

Vertical plain tiling to the garden elevation at first floor level.

No Comment

DM/19/1742 - The Heath Recreation Ground Perrymount Road **Heath**
Installation of a 75m x 8m high ball stop fence along the northern boundary of Haywards Heath Cricket Club pitch (amended plans and description 25.07.2019)

No Comment

DM/19/2764 - Gamblemead Fox Hill **Franklands**
Full Planning Application to revise the approved and implemented permission (DM/17/0331) at land at Gamblemead Fox Hill to provide for 19 additional dwellings including 6 affordable units with associated landscaping, road layout, access and parking.

The Town Council has **NO OBJECTION** to this application, as the principle of development had already been approved, by the planning authority, for the site prior to the adoption of Haywards Heath Neighbourhood Plan. The application is therefore in line with policy H8 of the Neighbourhood Plan as a Brownfield site being used to support the best use of already developed land. However, the Town Council still has concerns relating to the site being an unsustainable edge of Town development. The site remains cut off from the Town with poor transport linkages for cycling and for travel by bus. Furthermore, the need for traffic lights in the area is exacerbated by the increase in housing. The Town Council would also ask that an appropriate amount of car parking provision is made to support the uplift in housing.

With regards to the section 106 Local Community Infrastructure contributions the Town Council is unclear if the contribution generated from the additional 19 dwellings will be added to the original allocation or sit as a separate allocation of monies. This is on the grounds that the Town Council recognises pooling restrictions for the collection of monies for the development of a Country Park, Allotments and Cemetery off Hurstwood Lane. The Town Council asks to be informed on how the money is being allocated before confirming its requirement for the allocation of the monies so not to allocate to already fully pooled funded projects.

DM/19/2777 - Parkers Garage The Courtyard Western Road **Bentswood**
Residential development comprising of 4no 3 bed semi-detached dwellings and 6no 1 bed apartments.

The Town Council has **NO OBJECTION** to this application as it complies with policy H4 of the Haywards Heath Neighbourhood Plan, which specifically allocates the site for development and is supported by policy H8, which promotes the best use of brownfield sites in the Town for housing use. The development triggers a mandatory requirement for affordable housing delivery under the MSDP policy DP31. The development will also yield a Section 106 payment, which is requested be allocated to Haywards Heath Cemetery and Nature Reserve both located opposite to the site to be developed.

DM/19/2798 - 7 Bruce Close **Ashenground**
Rear 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.

No Comment

DM/19/2948 - 14 Hanbury Lane **Bentswood**
Installation of an open platform lift in the front garden with retaining wall built around the platform and associated landscaping.

No Comment

DM/19/2980 - 3 Lucastes Lane **Lucastes**

Change of the materials used for the car port walls, from full stock brick, to 600mm high stock brick with timber cladding above. The roof, structure and size will remain the same as approved in DM/18/3026.

No Comment

DM/19/2981 - 7 Ash Grove

Ashenground

Demolition of conservatory and side extension and replacement with single storey rear and two storey side extensions. This is a revision to consented application DM/19/0725

No Comment

DM/19/3017 - 70 Wood Ride

Ashenground

Resubmission of planning application DM/19/0219 for the removal of attached garage and construction of single/two storey rear/side extension incorporating changes to the proposed integral garage.

No Comment

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