



HAYWARDS HEATH TOWN COUNCIL

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21st March, 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, 25th March 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, 4th 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: **None;**

Appeals Decided: **Land opposite no. 10 Bridgers Mill (DM/18/3506 refers);
Land to the west of Butlers Green House, Butlers Green Road (DM/17/5083 refers);**

Licensing Applications: **LI/19/0316 – MK Broadway Ltd, 56–58 The Broadway
New Premises Licence;**

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To receive and note the notes of the meeting of the Planning Working Group held on Monday, 4th March 2019, and to ratify the recommendation made under note 3.
8. 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, 4 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: Councillor S R Hillier
Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/19/0684 – 14 Harlands Close:
Mr Peter Paige, who had registered to speak *against* the application;
Mrs Maralyn Paige;

Regarding application number DM/18/4293 – 5 Orchid Park:
The applicants, Mr Rod Hoffman and Mrs Shirley Hoffman, both of whom
had registered to speak *in support of* their revised proposals.

131. Apologies

The following apology was received:

Member	Reason for Absence
Cllr R J R Clarke	Conflicting meeting elsewhere

132. Minutes

The Minutes of the meeting held on Monday, 11 February 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

133. Substitutes

Councillor Hillier substituted for Councillor Clarke.

134. 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."

135. 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/17/5184 refers):

Date Decided & References	Site	Description	Decision
11/02/2019 AP/18/0074 APP/D3830/W/18/3209188	Land north-west of Sunte House Birchen Lane	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	Dismissed

136. Licensing Applications

There were none.

137. Comments and Observations on Planning Applications

Members made comments and observations on 19 planning applications as per Appendix 1 attached.

138. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:27pm.

APPENDIX 1

Week 1

DM/19/0368 – 48 Penn Crescent

Bentswood

Proposed alteration of step lift height and adjustment of incline of drive to facilitate access by disabled person.

No comment.

DM/19/0441 – 39 Western Road

Bentswood

Proposed demolition of rear conservatory, replace with a single storey extension and first floor extension. Loft conversion with the formation of new mansard roof.

No comment.

DM/19/0505 – Oldfield, 55 Lewes Road

Franklands

T3 Oak – reduce lateral spread to the north and west by 3m and lift crown by 3m. G6 Ash x2 and T7 Ash – reduce lateral spread to south by 4m. T8 Oak – reduce lateral spread to south by 3m. G9 Ash and Oak x3 – remove arrowed stems to fence height and reduce other lateral spread to south by 3m. T12 Oak – reduce lateral spread to south by 3m. G14 Ash x2 – reduce lateral spread to south-east by 3m. T15 Ash, T16 Oak, T17 Oak, T18 Oak, G19 Hornbeam x3, T20 Cherry, T21 Yew, G22 Oak x3 – reduce lateral spread to east to the boundary.

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

DM/19/0525 – 55 Lucastes Avenue

Lucastes

Hawthorn (T1) – cut back 2 branches growing south-east towards neighbour's boundary.

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

DM/19/0572 – 11 Lucastes Road

Lucastes

Demolish existing porch at front and rebuild.

No comment.

DM/19/0580 – 31 Sergison Close

Lucastes

Proposed first floor side extension, a single storey rear extension and an extension to the front porch area.

No comment.

Week 2

DM/19/0491 – 24 Park Road

Ashenground

Proposed first floor side extension, single storey rear and side extension, dormers and rooflights to roof.

No comment.

DM/19/0501 – Aviation House, 1 - 3 (including First Floor 5-7) Sussex Road

Ashenground

Change of use from Class B1 (Offices) to Class D2 (yoga studio) and D1 (yoga education centre).

No comment.

DM/19/0535 – Land at Penland Farm, Hanlye Lane, Cuckfield

Lucastes

Variation of planning condition nos 5, 11, 21 and 26 attached to planning permission ref. DM/18/0194 (pursuant to the approved permission DM/16/1803), to allow for the retained temporary access from Hanlye Lane for 150 occupations and to allow for minor changes to the approved layout.

No comment.

DM/19/0567 – 6 Sugworth Close

Heath

Demolition of existing conservatory, porch and kitchen; proposed single storey front and side extension plus single storey rear extension together with associated internal and external alterations.

No comment.

DM/19/0591 – 15 Harlands Close

Lucastes

Variation of condition 2 relating to planning application DM/18/1912 to allow revised plans for the conversion of the garage into a study and replace garage doors with a brick cavity wall with a window.

The Town Council has no comment to make regarding the proposal itself but requests that if permission is granted, it is conditional on the following:

in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays or Public Holidays.

This is particularly relevant in view of the substantial works that this property is currently undergoing.

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.

No comment.

DM/19/0611 – 56 Wivelsfield Road

Ashenground

Variation of condition 2 relating to planning application DM/17/3476 to allow revised plans to show conversion of proposed integral garage to both plots 1 and 2 to a living room, and revisions to the proposed parking and manoeuvring areas and highway access to the front of each plot.

No comment.

DM/19/0640 – 23 Lucastes Road

Lucastes

T1 (Oak) – reduce crown to up 2m to form compact crown.

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

DM/19/0684 – 14 Harlands Close

Lucastes

Two storey side and rear extension and new decking.

The Town Council **objects** to this application for the following reasons:

1. the proposed extension would, by virtue of its bulk, scale and proximity to the boundary with no. 13 Harlands Close, give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities and privacy of the residents of no. 13 Harlands Close;
2. it would be contrary to elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

Week 3

DM/18/4293 – 5 Orchid Park

Franklands

Proposed two storey extension to front, first floor extension to rear and single storey extension under lean-to style roof. Replace garden shed with brick built cycle store with same footprint. (Revised plans received 26.02.2019.)

The Town Council notes the submission of revised plans (received by Mid Sussex District Council on 26/02/2019) and welcomes the proposed reduction in size of both the front and rear extensions.

The Town Council is cognisant of the lapsed planning permission from 2007 for a similar proposal. This latest application must comply with Policy DP26 of the adopted Mid Sussex District Plan 2014–2031 and Policy E9 of the adopted Haywards Heath Neighbourhood Plan, and whilst it meets many of the elements specified in these Policies, it does seem to conflict with others.

In order to support this proposal, the Town Council requests that the following conditions are imposed:

1. a satisfactory, independent professional light survey must be conducted prior to determination by the local planning authority (Mid Sussex District Council);
2. in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays or Public Holidays.

The Town Council remains concerned that neighbouring residents on either side of this property will face substantial expenses of flank wall.

DM/19/0206 – Braydells, Hurstwood Lane

Franklands

Erection of four detached dwellings and detached garages; with modifications to the existing vehicular access. Further information (Arboricultural Report) received on 26/02/2019.

The Town Council notes the submission of an arboricultural report (received by Mid Sussex District Council on 26/02/2019) but this does nothing to change Members' opposition to the application. For the avoidance of doubt, the Town Council's previous comments and observations submitted on 15/02/2019 still stand and are reiterated below:

'Following approval for the construction of two dwellings on this site under application DM/17/3116, the Town Council regrettably acknowledges that the principle of development has now been established.

Nevertheless, the Town Council **objects** to this application for the following reasons:

cont.

DM/19/0206 – Braydells, Hurstwood Lane (cont.)

Franklands

1. the site is not allocated for development within the Haywards Heath Neighbourhood Plan (HHNP); on the contrary, under Policy E5, it is designated as part of the local gap between Haywards Heath and neighbouring parishes to create a landscape buffer.
2. it represents development of a site that is largely outside of the built-up area boundary of Haywards Heath;
3. it constitutes opportunistic rear garden (or backland) development;
4. the construction of another four dwellings in this locality would add to the number of vehicle movements along the southern part of Hurstwood Lane – which is already being used as a rat run – and would exacerbate the traffic problems that exist on this side of town. This proposal must be considered in the light of the Gamblemead development (DM/17/0331), the pending application for Hurst Farm (DM/17/2739) and the absence of delivery (by West Sussex County Council) of a comprehensive traffic management plan. The Town Council has been calling for this in order to address major concerns surrounding congestion and road safety, the junction of Hurstwood Lane and Fox Hill being one such concern;
5. the development and the associated access to/from Hurstwood Lane – which would replace the existing narrower driveway to Braydells – would result in the loss of hedgerow which would detract from the rural nature of the street scene;
6. the construction of dwellings with access on to the public highway where there is no footpath provision for pedestrians would add to the hazards faced by road users at this point;
7. if permission were granted, it would set an unwelcome precedent that could precipitate more or less complete residential infill of this semi-rural location on the outskirts of town.

Lastly, the Town Council wishes to express its disappointment on two counts:

- the applicant/developer did not take the opportunity to consult with the Town Council prior to the application being submitted – Mid Sussex District Council's Senior Planning Officer recommended this in his pre-planning advice;
- the proposal demonstrates a lack of regard for the HHNP, despite the significant weight afforded to Neighbourhood Plans by both our local MP and Government.'

DM/19/0460 – 36 Penland Road

Lucastes

Proposed conversion and extension of roof to create first floor, in addition to a front porch.

No comment.

DM/19/0738 – 74 Sandy Vale

Ashenground

Proposed single storey side extension with pitched roof. Garage conversion into habitable living space and a ground floor shower room.

No comment.

NOTIFICATION OF APPEALS LOGGED WITH THE PLANNING INSPECTORATE -

Date Lodged	References	Site	Description	Committee/ Delegated Decision	Procedure

NOTIFICATION OF APPEALS DECIDED WITH THE PLANNING INSPECTORATE

Date Decided	References	Site	Description	Committee/ Delegated Decision	Appeal Decision	Procedure
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	Delegated	Dismissed	Written Representation
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	Delegated	Dismissed	Written Representation

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEK COMMENCING 25 FEBRUARY 2019**

**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 Licences) Starting day after application received
LI/19/0316	28.02.2019	Premises	MK Broadway Ltd	56-58 The Broadway HAYWARDS HEATH RH16 3AL	No	New Premises Licence – sale by retail of alcohol for consumption off the premises. Every day 0700hrs to 2300hrs	28.03.2019

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 Licences) Starting day after application received

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.
- 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.
- DM/19/0695 - 12 Oathall Road** **Bentswood**
New garage at front of the house.
- DM/19/0725 - 7 Ash Grove** **Ashenground**
Demolition of conservatory and side extension and replacement with single storey rear and two storey side extension.
- DM/19/0788 - 2 Marylands** **Bentswood**
T1 Sycamore - Fell.
- DM/19/0795 - Franklands Village Club Franklands Village** **Franklands**
Change of use of existing Social Club (A3) to childrens nursery (D1) aged from 6months to 5years.

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.
- 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).
- 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.
- 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.

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.)	
DM/19/0928 - 4 Firlands	Bentswood
Proposed new roof structure with privacy screen to wooden decking area on top of garage.	
DM/19/0939 – 23 Summerhill Close	Heath
Erection of garage attached to the side of the existing property.	
 Week 3	
DM/19/0346 – Rookery View, Rocky Lane	Franklands
To vary the S106 Agreement Mortgagee in Possession clause.	
<i>Consideration of this application has been held over from the meeting of the Planning Committee which took place on Monday, 11 February 2019.</i>	
DM/19/0955 - Gardeners Cottage 22 Birchen Lane	Heath
Proposed extension and elevational amendments to existing cottage.	
DM/19/1007 - 21 Weald Rise	Franklands
Single storey side and rear extensions.	
DM/19/1033 - 11 Syresham Gardens	Bentswood
T1 Oak - reduce 2 metres and crown lift by 4.5 metres.	
DM/19/1042 - 23 Gander Hill	Heath
Front Porch	
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.	
DM/19/1075 - Jubilee Cottage 53A Oathall Road	Heath
Double Stemmed Silver Birch - Fell	
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.	
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.)	

Committee Meeting: Planning Committee

Report of: Town Clerk

Date: 25th March 2019

Subject: Planning Working Group 4th March 2019

Purpose of Report

- 1) The purpose of this report is for Members to consider the actions of a Town Council Working Group.

Summary:

- 2) The Planning Working Group met on 4th March 2019. The notes/actions from the meeting are appended for noting and a recommendation from the meeting is presented for ratification.

Members are asked to,

- a) **Note the notes/actions of the Planning Working Group dated 4th March 2019;**
- b) **Ratify the recommendation made under point 3 of the notes of the Planning Working Group dated 4th March 2019 and laid out in the background of this report.**

Background

- 3) **Mortgage Exclusion Clause (MEC) S106 item DM/19/0346 - Proposal for the Planning Committee**

It was agreed that the following representation be recommended to the Planning Committee 25th March 2019 relating to application DM/19/0346.

'HHTC 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 MSDC to determine.'

Financial Implications

- 4) None.

Town Clerk

PLANNING WORKING GROUP

Monday 4th March 2019

Present: Cllrs C. Laband, M. Pulfer, H. Mundin, A. McPherson, and S. Hillier. Also, present C. Cheney

1. Apologies. None.

2. Notes of the last meeting 2nd July 2018

It was noted that the actions of the 2nd July 2018 were ratified by the Planning Committee dated 16th July 2018.

3. MEC S106 item 19/0346 - Proposal for the Planning Committee

It was agreed that the following representation be recommended to the Planning Committee 25th March 2019 relating to application 19/0346.

HHTC 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 MSDC to determine.

4. Impact of Burgess Hill Northern Arc Outline Planning Application - 18/5114

Members deferred making a final representation on the application, but made the following comments whilst welcoming the Northern Arc and being keen to work with MSDC,

- With the development being half a mile of Haywards Heath, it will of course 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 being in the rush hour. It was anticipated another 3,000 movements based on employment moves, another 2,000 from the 4000 homes developed plus 4,000 desire of travel lines car movements resulting from the new road network. This led to concerns generally about the impact on Isaacs Lane and the Bolnore Roundabout.*
- Valebridge Road to Wivelsfield Station no transport links between HH and BH
- Contract needed with Metrobus reference sustainable transport – how will the company purchase buses to meet the demand of residents. How will people travel within Burgess Hill?
- A2300 – duelling and Hickstead A23 junction needs to be addressed in line with local Parish Council fears of congestion. This is required to deter traffic from deciding to move north via Haywards Heath or through Ansty and Cuckfield.
- HH to BH cycle path needs to be achieved.
- Due to increased traffic through HH it was suggested that HHTC would ask that it be helped financially to mitigate the effect on the Town by asking for section 106 contributions. (It was noted that this would probably not be appropriate and most monies/infrastructure will be met/delivered through on site and supporting infrastructure.

5. HHTC Supporting Priorities for the evolving MSDC Haywards Heath Masterplan?

It was agreed that a meeting be held where all Councillors be invited to a review of the 'Art of the Possible', under the leadership of the Planning Working Group. This would be on a date agreed before the end of March 2019. The subject headings to start proceedings, which will all have a green thread to them to include;

- South Road Community Hub/Retail.
- Business Improvement District (BiD).
- Integrated Road Network and Associated Infrastructure (South Road shared space, parking, sustainable transport and Atkins Report).
- Facilities and Wellbeing (sports, community and arts).

6. Atkins Report - Consider reaffirmation of HHTC policy to provide guidance for WSCC

Roundabout located at Sussex Road/South Road off Caxton Way to be dealt with as separate matter.

Atkins reports and policies to be aligned and considered with the Sussex Road/South Road roundabout implications and through the work of the development of Supporting Priorities for the evolving MSDC Haywards Heath Masterplan, as agreed under minute 5 above.

7. Any Other Business.

None