

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 7 October 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

The Chairman welcomed Councillor Wickremaratchi on to the Planning Committee. His appointment had been confirmed at the meeting of the Council held on Monday, 30 September 2019.

61. Apologies

The following apology was received:

Member	Reason for Absence
Cllr R A Nicholson	Travelling for work

62. Minutes

The Minutes of the meeting held on Monday, 16 September 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

63. Substitutes

There were none.

64. Members' Declarations of Interest

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

cont.

64. Members' Declarations of Interest (cont.)

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 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."

65. Planning Appeals

Members noted that the following appeal had been **lodged** in respect of Mid Sussex District Council's (MSDC's) decision to refuse planning permission:

Date Lodged & References	Site	Description
18/09/2019 AP/19/0067 APP/D3830/W/19/3236156 (DM/19/1881 refers)	Linden House Birch Avenue HAYWARDS HEATH	Erection of detached 2-storey, 5-bed house with Juliette balcony to front first floor elevation. Creation of new access point on to Birch Avenue, with associated landscaping.

Members also 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
27/09/2019 AP/19/0031 APP/D3830/W/19/3224139 (DM/18/3856 refers)	Westwick 45 Lewes Road HAYWARDS HEATH	Demolition of existing side garage and construction of a 4 bedroom dwelling with associated landscaping works.	Dismissed

66. Licensing Applications

There were none.

67. Comments and Observations on Planning Applications

Members made comments and observations on 18 planning applications as per Appendix 1 attached.

68. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:47pm.

APPENDIX 1

Week 1

DM/19/3008 – 12 Aster Way

Lucastes

Erection of a single storey rear conservatory.

No comment.

DM/19/3761 – 6 Pineham Copse

Bentswood

Oak – crown reduce by 1.5 metres and epicormic growth removed up to crown break.

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

DM/19/3768 – 10 Boltro Road

Heath

Proposed two storey side/ rear extension.

The Town Council notes the concerns raised by the neighbouring residents at no. 8 Boltro Road and draws them to the attention of the Case Officer for the application. If the application is approved, it is requested that the bathroom window (roof light) is glazed with obscure glass. The Town Council presumes that the owners of no. 8 will do likewise in order to protect mutual privacy in a bilateral manner.

DM/19/3770 – 3 Petlands Gardens

Ashenground

Proposed loft conversion to include 2 roof lights to the front elevation and a dormer to the rear elevation, internal alterations and amendments to windows and doors. 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/19/3780 – 24 Petlands Road

Ashenground

Proposed single storey rear extensions.

No comment.

DM/19/3789 – 119 Beech Hill

Franklands

Oak tree – remove two lowest (approximately 6ft from the ground) branches and relatively young branches overhanging neighbouring garden and roof of shed. Reduce crown by up to 2 metres all around.

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

Week 2

DM/19/3733 – Harlands Farmhouse, Bridgers Mill

Heath

(T1) Sycamore – raise canopy 2–3m and thin by 20%. (T2) Cherry – reduce canopy by 2–3m. (G3) – fell 13 conifers. (T4) Sycamore – reduce limbs hanging over number 66 Turners Mill Road by 4m. (T5) Ash – raise canopy by 2–3m and remove over reaching limbs to balance canopy by 3m.

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

Week 3

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. Amended plans received 20 September showing revised designs to proposed dwellings.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 20/09/2019) and reiterates the comments made when this application was first considered in early August 2019. These are as follows:

'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.'

In view of a change in Government guidance regarding Section 106 planning obligations, the Town Council requests that funds for Local Community Infrastructure are allocated towards pump-priming road safety improvements, i.e. the installation of traffic lights, at the junction of Hurstwood Lane with Fox Hill.

DM/19/2814 – 12 Pasture Hill Road

Lucastes

Proposed two storey rear/side extension (revised plans received 18.09.2019).

The Town Council notes the submission of revised plans (received by Mid Sussex District Council on 18/09/2019), which appear to have addressed the concerns raised by the resident at no. 8 Pasture Hill Road. The Town Council has no further comment to make.

DM/19/3619 – Mid Sussex District Council, Beech Hurst Depot, Bolnore Road

Lucastes

Demolition of existing buildings and redevelopment to provide 18 dwellings comprising 2 no. 1-bed flats, 4 no. 2-bed flats, 5 no. 2-bed houses, 3 no. 3-bed houses and 4 no. 4-bed houses with associated access, landscaping and car parking.

To enable Members of the Committee to properly familiarise themselves with all aspects of this application, it was agreed that consideration of the application would be deferred until the meeting scheduled for Monday, 28 October 2019.

DM/19/3853 – 26 Lucastes Lane

Lucastes

Proposed two storey side extension.

No comment.

DM/19/3972 – Lucaste Place, 2 Lucastes Road **Lucastes**
Erection of new entrance gates.

No comment.

DM/19/3988 - Land adj. to Anerley, 1 Shire Lane **Lucastes**
T1 Turkey Oak – crown lift lateral lower canopy branches up to 4 metres from ground level; on west aspect over property boundary by up to 2 metres to appropriate pruning points.

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

DM/19/4021 – 47 Wivelsfield Road **Ashenground**
Row of Sycamore interspersed with Holly along length of boundary. Reduce overall height by 5 metres. Reduce back lateral branches to west to back previous pruning points.

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

DM/19/4036 – 8 Chapman Way **Franklands**
Single storey rear extension with flat roof and 2 no. lantern style roof lights.

No comment.

DM/19/4051 – 15 Lucastes Road **Lucastes**
T1 Ash – fell.

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

DM/19/4057 – Land opposite 43 to 61 Victoria Road **Bentswood**
T1 Poplar – reduce crown by 10m. T2 Poplar – fell. T3 Oak – fell. T4 Poplar – fell (description amended 03.10.2019).

The Town Council **objects** to the felling of the oak (T3) and would prefer for it to be pruned instead. It is therefore requested that Mid Sussex District Council's Tree Officer carries out a site visit in order to inspect the tree and assess the situation.

DM/19/4058 – 49 Oathall Road **Heath**
Liquidambar (T1) – reduce crown by 2m. Hazel (T2) – cut back to give 2m clearance from property.

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

DM/19/4111 – Franklands Village Housing Association, The Estate Office **Franklands**
Various works to trees on Franklands Village as outlined on works schedule.

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