

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 30 October 2017

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: Councillor Ms E V Clayton
Mr Eric Bassett, Chair of the Haywards Heath Society

The Chairman welcomed Councillor Ms Emma Clayton – the newly elected Member for Franklands Ward – to the meeting.

62. Apologies
There were none.

63. Minutes
The Minutes of the meeting held on Monday, 9 October 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

64. Substitutes
There were none.

65. 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.

65. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke	DM/17/4070	Haywards Heath Health Centre, Heath Road	Is a Member of Mid Sussex District Council, which owns the major part of the (tree) application site, i.e. the Heath Road car park
Cllr C N Laband	DM/17/4070	Haywards Heath Health Centre, Heath Road	Lives next to the application site and is an officer of Ashurst Place Residents Management Company Ltd <i>Cllr Laband took no part in the determination of this application</i>

66. Planning Appeals

Members noted that the following appeals had been **lodged** in respect of Mid Sussex District Council's decision to refuse planning permission (application numbers DM/17/2148 and DM/16/3998 refer respectively):

Date Lodged & References	Site	Description
18/10/2017 AP/17/0053 APP/D3830/D/17/3185862	69 Haywards Road	Retrospective application for two dormer windows to rear.
25/10/2017 AP/17/0057 APP/D3830/W/17/3187318	Land at Rogers Farm, Fox Hill	Outline application for the redevelopment for up to 37 residential units, including proposed access.

Notwithstanding the appeals being lodged, Members were pleased that the District Council had agreed with the Town Council's view that both applications should be opposed.

67. Licensing Applications

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

Application No. & Applicant	Application Type	Premises Address	Nature of Application
LI/17/1669 Whitbread Group plc	Premises	Premier Inn, 38-42 Perrymount Road	Minor variation – change the layout of the premises

68. Comments and Observations on Planning Applications

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

It should be noted that Councillor Laband offered his personal views regarding the (tree) application for Haywards Heath Health Centre (DM/17/4070 refers) and then left the Council Chamber in order for the rest of the Committee to make their decision. Councillor Pulfer assumed the Chairman's role for this particular application.

69. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 7:53pm.

DRAFT

APPENDIX 1

Week 1

DM/17/3116 – Braydells, Hurstwood Lane, RH17 7QY

Franklands

Proposed erection of two detached dwellings and detached garages; erection of garage for Braydells and modifications to existing vehicular access. (Revised arboricultural report received 28/9 and FRA received 2/10).

Whilst it is noted that an Arboricultural Report and a Flood Risk Assessment have been submitted – received by Mid Sussex District Council on 28/9 and 2/10 respectively – the Town Council remains **opposed** to this application and reiterates its original comments and observations as follows:

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

1. the site is not allocated for development within the Haywards Heath Neighbourhood Plan; 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 two 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 recently permitted application for Gamblemead (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.'

DM/17/4011 – Gardeners Cottage, 22 Birchen Lane, RH16 1RZ

Heath

Proposed alterations and extensions to existing cottage.

No comment.

DM/17/4068 – Marks and Spencer, Unit LSU1 The Orchards, RH16 3TH

Heath

Proposed siting of 3 no. refrigerated 3 x 20ft storage containers from 1 November to 31 January annually.

No comment.

DM/17/4070 – Haywards Heath Health Centre, Heath Road, RH16 3BB **Heath**

G1 mixed species trees and shrubs – cut back all overhanging vegetation to curb line and edge of grass up to 3.5 metres from ground level, all major signs and lamp columns to be cleaved of all branches, trees crown raised by 4 metres from ground level. G2 mixed species – raise crowns to 3.5 metres from ground level. T1 Yew – raise crown to 3.5 metres from ground level generally and 5 metres over access road.

The Town Council understands that last time similar work was undertaken in and around this location, there was considerable disruption before 06:00 hours, which disturbed residents living nearby and prevented them from sleeping. This contravened the amenity element of Policy B3 of the Mid Sussex Local Plan (2004).

Nevertheless, the Town Council **supports** this application subject to the following condition (NOT an informative) being attached to any consent granted:

in order to protect the amenity of local residents, any works (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall be limited to the following times:

Monday–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted.

DM/17/4092 – 44 Lucastes Avenue, RH16 1JY **Lucastes**

T1 Purple Beech – crown thin by 20%. T2 Ash – remove 2/3 lowest limbs. T3 Hornbeam – remove 1 stem to south and remove lowest limb on neighbouring stem. Crown raise over garages by 3 metres. T4 Cherry – fell. T5 reduce limb by 3 metres. T6 Plum – fell.

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

DM/17/4102 – 5 Bridgers Mill, RH16 1TE **Heath**

T1 Beech – reduce crown by up to 1 metre. T2 Beech – remove lowest limb overhanging garden back to trunk and reduce 2 overextended limbs to side and reduce growth on garden side by up to 2 metres. T3 Beech – remove lowest limb overhanging garden and reduce on garden side by up to 2 metres. T4 Beech – remove lowest limb and reduce growth. T5 Beech – reduce growth overhanging neighbour by up to 2 metres.

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

DM/17/4134 – Rosewood Cottage, Birch Close, RH17 7ST **Franklands**

(T1) Silver Birch – fell. (T2) Red Oak – reduce by 1m all over. (T3) conifer – fell.

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

Week 2

DM/17/4050 – Little Vine, Colwell Lane, RH17 7SR **Franklands**

Single storey wrap-around extension to rear and sides and new double garage.

No comment.

DM/17/4111 – 41 Bentswood Crescent, RH16 3QP **Bentswood**
Proposed loft conversion, with rear-facing dormer, 2 no. front roof windows and new soil/vent pipe. 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/17/4136 – Birch House, Lewes Road, RH17 7SP **Franklands**
T4 Sycamore – reduce height by 4–5 metres, and reduce crown by 2 metres all around. 2 no. Cedars – reduce height by 4 metres.

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

DM/17/4137 – Land Parcel North Of Charles Bennett Court Franklands Village **Franklands**
Proposed residential development of 12 no. two bedroom flats.

The Town Council supports this application because the scheme would provide the town with much-needed smaller units of affordable accommodation in a sustainable location.

DM/17/4142 – 5 Marlow Drive, RH16 3SR **Franklands**
Single storey partial width rear extension.

No comment.

DM/17/4166 – 94 South Road, RH16 4LN **Heath**
New replacement glazed shopfront and entrance door. New fascia and hanging sign to display new corporate logo.

No comment.

DM/17/4168 – 29 Sherwood Drive, RH16 1EW **Lucastes**
T1 Beech – remove lowest limb and crown reduce by 5 metres. T2 Silver Birch – fell and replant.

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

DM/17/4169 – Fox and Hounds, Fox Hill, RH16 4QY **Franklands**
Proposed installation of replacement illuminated and non-illuminated signs to the exterior of the building.

No comment.

DM/17/4200 – 40 Sergison Road, RH16 1HX **Lucastes**
(T1) Conifer – fell.

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

Week 3

DM/17/4220 – 19 Balcombe Road, RH16 1NZ **Heath**
Demolition of existing rear single storey extension and replacement with new rear single storey extension.

No comment.

DM/17/4243 – 5 Willow Park, RH16 3UA

Franklands

T1 Oak – raise canopy by 3m and thin crown by 10%. T2 Oak – reduce lateral limbs on south side by up to 4m.

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

DM/17/4317 – 17 Park Road, RH164HY

Ashenground

Side two storey extension.

No comment.