

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 10 December 2018

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: Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/18/4837 – 37–55 Perrymount Road:
Mr Martin Wilkes, on behalf of Fairfax Properties, who had registered to speak in order to give an overview of the proposals;

97. Apologies

The following apology was received:

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

98. Minutes

The Minutes of the meeting held on Monday, 19 November 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

99. Substitutes

There were none.

100. 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."

101. Planning Appeals

Members noted that the following appeals had been **lodged** in respect of MSDC's decision to refuse planning permission:

Date Lodged & References	Site	Description
20/11/2018 AP/18/0074 APP/D3830/W/18/3209188 (DM/17/5184 refers)	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
04/12/2018 AP/18/0079 APP/D3830/W/18/3216812 (DM/18/3506 refers)	Land opposite no. 10 Bridgers Mill	Single detached three bedroom house
04/12/2018 AP/18/0080 APP/D3830/w/18/3206629 (DM/17/5083 refers)	Land to the west of Butlers Green House Butlers Green Road	Erection of a single dwelling and garage, and formation of a new access point

102. 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/Variation
LI/18/1809 Sussex Meats Ltd	Premises	Sussex Biltong Co. Unit H (10B) The Orchards	New premises licence

103. Comments and Observations on Planning Applications

Members made comments and observations on 12 planning applications as per Appendix 1 attached.

104. Draft Stopping Up Order at Forecourt Area Adjacent to 50 The Broadway

At the meeting of the Planning Committee held on 19 November 2018, Members had considered and, in conclusion, objected to a proposal to make an Order to authorise the stopping up of a south-eastern part width of The Broadway adjoining the north-western boundary of 50 The Broadway.

In advance of the Planning meeting scheduled for 10 December 2018, and at the request of the Chairman, the Responsible Financial Officer had emailed Members the proposed wording for making a representation to the Department for Transport (DfT), the deadline for which was 13 December 2018. After some minor amendments to the proposal had been made, Members **AGREED** the following representation for submission to the DfT:

cont.

104. Draft Stopping Up Order at Forecourt Area Adjacent to 50 The Broadway (cont.)

**THE STOPPING UP OF HIGHWAY (SOUTH EAST) (NO.) ORDER 201
REFERENCE PLAN NO. NATTRAN/SE/S247/3495
REPRESENTATION FROM HAYWARDS HEATH TOWN COUNCIL**

Haywards Heath Town Council (HHTC) **OBJECTS** to the proposal to make an Order under Section 247 of the Town and Country Planning Act 1990 to authorise the stopping up of a south-eastern part width of The Broadway adjoining the north-western boundary of no. 50 The Broadway. (It commences from the north-western corner of no. 50 The Broadway extending in a north-westerly direction for a distance of 6 metres and having a maximum width of 5 metres.) The reasons for this are as follows:

Lack of Ownership

The application refers specifically to land owned and controlled by West Sussex County Council (WSSCC) and disposal of the asset should not be undertaken lightly.

Temporary Access

HHTC agrees and supports the Mid Sussex District Council (MSDC) position that an application for temporary access to facilitate the building permitted under MSDC planning application ref. DM/18/3066 should be submitted and for the absence of doubt, that any subsequent permission should only permit a Right of Access, and specifically not a Right of Way which could potentially permit vehicle access.

Both the Mid Sussex District Plan 2014–2031 and the Haywards Heath Neighbourhood Plan were adopted by our communities to protect the viability and sustainability of the town and its independent businesses. Indeed, resident groups have worked with local councillors in The Broadway to protect and enhance high turnover, short-term street parking to support these vital local amenities in this sustainable location.

Street Scene

The land in question forms part of a continuous row of independent businesses, with mixed frontages. Specifically, there is no forecourt vehicle parking on this side of The Broadway, which compares very favourably with the opposite side which is blighted by pavement parking, causing enforcement issues and inconvenience for pedestrians.

Community Use

Councillors and our community frequently attend community events in The Broadway which often support local charities and benefit residential amenity. Many of the WSSCC owned frontages enjoy use for temporary First Aid/Red Cross facilities, ticketing or provisioning to support the Greater Haywards Heath Bike Ride together with periodic live music events, which also raise funds for local charities. In short, although this is a small parcel of public/community land, stopping up or permitting a less than transparent transfer of this asset would undermine the community and not serve the wider public interest.

cont.

**104. Draft Stopping Up Order at Forecourt Area Adjacent to 50 The Broadway (cont.)
Previous Response**

We understand the original WSCC Highways response to dropping a kerb in this location did not enjoy appropriate consultation with councillors and the initial response was therefore an uncorrected error.

Haywards Heath Society

Haywards Heath Society, a key community stakeholder for residents of the town, fully supports the Town Council's objection.

Resident Objections

MSDC planning permission DM/18/3066 contains six objections relating to any change to the change of frontage use. These should be viewed as relevant objections to this stopping up application.

105. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:10pm.

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APPENDIX 1

Week 1

DM/18/4622 – 7 Hazelgrove Gardens

Bentswood

Proposed windows and door replacement in white uPVC.

No comment.

DM/18/4642 – 4 Orchard Close

Heath

Proposed new first floor extension, internal alterations and enlarging external patio to create level thresholds.

No comment.

DM/18/4644 – 21 Lucastes Road

Lucastes

Cherry (T1) – reduce crown by 2 metres. Beech (T2) – reduce crown by 2 metres.

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

Week 2

DM/18/4063 – 110 Franklynn Road

Ashenground

Demolition of existing garage and construction of two storey side and part two storey rear and part single storey rear extensions, together with loft conversion with dormer and gable additions. (Revised drawings received 27/11/2018).

The Town Council notes the submission of revised drawings (received by Mid Sussex District Council on 27/11/2018) and has no comment to make.

DM/18/4411 – 10 Mayflower Road

Bentswood

Single storey rear extension with first floor extensions to side and rear.

No comment.

DM/18/4749 – 33 Southdown Close

Ashenground

Proposed single storey extension following demolition of existing garage to provide cycle store, shower room and kitchen extension.

No comment.

Week 3

DM/18/4062 – Site of Demolished Perrymount House, 38–42 Perrymount Road

Heath

Proposed 7 x external feature up lighters on the facade of the Premier Inn Hotel.

The Town Council **supports** this application subject to the condition that the correlated colour temperature (CCT) of each uplighter does not exceed 3000K. This would produce a 'warm' white light and would be preferable to a 'cool' white light, which has a higher CCT of 4000K. In terms of the Haywards Heath Neighbourhood Plan, this condition would support Objective 6F Paragraph 6.27, which relates to quality of design, and Policy E11, which concerns visual impact and an assessment of the views to and from the proposed development.

DM/18/4381 – 17 and 18 Manaton Close

Bentswood

T1 Oak – crown lift by removal of 3 lowest branches overhanging no. 18 Manaton Close and 3 lowest branches (from one main branch) overhanging Priory Way Garden. T2 Oak – remove 2 branches overhanging shed back to knuckle and 5 secondary branches overhanging 17 Manaton Close back to trunk. Works include 10% thin of both trees. (Revised description 04/12/2018.)

The Town Council notes the revised description (dated 04/12/2018) and defers this decision to Mid Sussex District Council's Tree Officer.

DM/18/4729 – Land to rear of 7 Ash Grove

Ashenground

Group of six sweet chestnut to reduce laterally back to fence line.

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

DM/18/4796 – 58 Gower Road

Ashenground

Demolition of existing single storey rear extension and erection of a new single storey rear extension.

No comment.

DM/18/4837 – 37–55 Perrymount Road

Heath

Detailed planning application for redevelopment of the site to provide 145 new residential units (including 30% affordable units), with commercial floor space (A2 use class), together with associated car parking.

The Town Council acknowledges that the latest application for this site is a detailed application as opposed to the outline application which was granted permission on 28 September 2018 (application number DM/17/3413 refers).

Nevertheless, in considering this detailed application, the Town Council wishes to reiterate the comments and observations that were made for the earlier outline application. Members believe that the majority of these comments remain valid and they are as follows:

'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:

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

In addition, the Town Council requests that the following comments/observations, relating specifically to this application, are taken into consideration:

- 1. in order to reduce the need for single use plastics, provision must be made in each commercial unit for potable water;*
- 2. the preferred option for the façade of the proposed building is the lighter coloured brick;*
- 3. if access to the development is not going to be gated, parking facilities must be managed by a parking management company in order to safeguard resident amenity;*

cont.

DM/18/4837 – 37–55 Perrymount Road (cont.)

Heath

4. it is extremely disappointing to note a) the further reduction in the proposed number of on-site parking spaces, and b) that the affordable units have no parking allocation whatsoever. This is in a locality where the demand for parking will inevitably outstrip supply.

DM/18/4894 – 6 Myra Mews

Bentswood

(T1) Oak – reduce crown on all compass points from 6m to 5m and height from 20m to 19m (1m overall reduction) to previous appropriate pruning points.

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

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