

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 24 April 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 numbers DM/18/1175 and DM/18/1187 – site of demolished Perrymount House, 38–42 Perrymount Road:

Mr Alex Greig, Chairman of Clair Court Management, who had registered to speak *against* the application;

Regarding application number DM/18/1076 – Ashton House Residential and Nursing Home, Bolnore Road:

Mrs Catherine Bossom, who had registered to speak *against* the application;
2 members of the public.

128. Apologies

There were none.

129. Minutes

The Minutes of the meeting held on Monday, 26 March 2018 were taken as read, confirmed as a true record and duly signed by the Chairman.

130. Substitutes

There were none.

131. 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 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.

131. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke Cllr C N Laband	DM/18/0440	North Colwell Barn, Lewes Road	Know the applicant

132. Planning Appeals

There were none.

133. Licensing Applications

Members noted that the following premises licence applications had been **lodged** with Mid Sussex District council:

Application No. & Applicant	Application Type	Premises Address	Nature of Application/ Variation
LI/18/0396 Neil O'Brien Entertainment Ltd	Premises	Borde Hill Garden, Borde Hill Lane (Ansty & Staplefield parish)	New premises licence
LI/18/0435 Magical Productions Ltd	Premises	Borde Hill Parkland, Borde Hill Lane (Ansty & Staplefield parish)	New premises licence
LI/18/0464 Shell UK Oil Products Ltd	Premises	Shell Birch, 5 Lewes Road	Minor variations: changes to opening hours of the premises; remove and add conditions

134. Comments and Observations on Planning Applications

Members made comments and observations on 36 planning applications as per Appendix 1 attached.

With regard to application number **DM/18/0440 – North Colwell Barn, Lewes Road** – Members had contrasting views as to whether the proposal for two detached dwellings to the rear of North Colwell Barn should be opposed, based on objections to a previous application (*application number 13/00818/OUT refers*). Councillor Pulfer moved that the application should be opposed and this was seconded by Councillor MUNDIN. The motion was put to the vote, with votes being recorded as: **3 in favour**, 2 abstentions. The motion to **oppose** the application was therefore **carried**.

135. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:14pm.

APPENDIX 1

Week 1

DM/18/0968 – 82 Harlands Road

Lucastes

Single storey rear extension. New roof including loft room.

No comment.

DM/18/1003 – Sussex Miniature Locomotive Society Ltd, Miniature Railway Office, Beech Hurst Gardens, Butlers Green Road

Lucastes

Erection of a dedicated learning centre called The Branch Line in Beech Hurst Gardens Park associated with the miniature railway. The building will be single storey and attached at the side to the Sussex Miniature Locomotive Society Club house.

The Town Council **supports** this application wholeheartedly. Members feel that the learning centre is a welcome initiative which will underline the town's railway heritage. However, the Town Council will remain watchful to ensure that this facility does not get designated as a re-provision for the kick about area that might be lost if the Beech Hurst Depot site were to be developed (see Policy H5 of the Haywards Heath Neighbourhood Plan).

DM/18/1163 – 9 Church Road

Heath

Proposed single storey side extension.

No comment.

DM/18/1164 – 21 Greenhill Way

Franklands

Proposed single and two storey side extension.

No comment.

DM/18/1168 – Greytiles, Fox Hill

Franklands

Proposed conversion of garage and the construction of an entrance porch. 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/18/1175 – Site of demolished Perrymount House, 38–42 Perrymount Road

Heath

Removal of condition 20 (approved plans) relating to planning permission DM/17/1136. The plans to be amended are related to a change to the parking/site layout.

Whilst the Town Council is disappointed to note the loss of three on-site parking spaces, it does view this as a compromise worth making in order to improve manoeuvring facilities for delivery vehicles/HGVs and thus reduce potential hold-ups/inconvenience for residents of Clair Court.

DM/18/1187 – Site of demolished Perrymount House, 38–42 Perrymount Road **Heath**
Removal of Condition 20 (approved plans) relating to planning permission DM/17/1136. The plans to be amended are related to minor amendments proposed to the elevations and materials.

Whilst the Town Council supported the previous application (DM/17/1136) for the Premier Inn Hotel, it **strongly objects** to this application for variation of a condition (or Minor Material Amendment). The reasons for this are as follows:

1. this change is viewed as a major design amendment – not a minor variation. The reduction in size and change in shape of the windows to the east, north and south elevations would be detrimental to the overall appearance and aesthetic of the hotel, which will occupy a prominent and important location at one of the 'gateways' to the town centre;
2. the reduction in the size of the windows would be detrimental to visual amenity for residents of Clair Court;
3. it will conflict with Policy E9 of the Haywards Heath Neighbourhood Plan, which states that 'Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:
 - height, scale, spacing, layout, orientation, design and materials of building...'
4. it will conflict with Policy E11 of the Haywards Heath Neighbourhood Plan, which states that 'Major development proposals sited on the edge of Haywards Heath or in a visually prominent location will be required to be supported by an assessment of the views to and from the proposed development. Any identified visual impact must be addressed through the design of the buildings, site layout, and the landscaping of the site'.
5. at this advanced stage of proceedings, it is disingenuous to cite 'budget' and 'the need for uniformity with the Premier Inn model design' as valid arguments for making the revisions proposed. This represents an attempt to 'dumb down' the scheme by the back door which, if permitted, will short-change the town and its residents. It was noted that the design of the Premier Inn in the Burgess Hill industrial area was very similar to the permission granted under DM/17/1136 and that the new application DM/18/1187 bore more resemblance to Premier Inn properties situated close to many UK motorways, which is not an acceptable design for our town;
6. the original, extant approval for DM/17/1136 was passed by the (MSDC Committee) Chairman's casting vote, following a split decision by Committee. Several District Councillors, including the Ward Member, spoke at length raising significant concerns about the design and aesthetic merits of the original application. Ward Members have been asked to ensure this current application is considered once again by the MSDC Planning Committee to ensure that it receives the appropriate transparency and scrutiny that this application requires.

DM/18/1242 – 8 Lucastes Road **Lucastes**
Group of six Willow and Ash (G1) – fell. Laurel (T1) – fell.

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

DM/18/1250 – 76 Lewes Road **Franklands**
Western Red Cedar (T5) – crown lift to 1.75m – retain ground level branches. English Oak (T20) – crown lift to 7m, crown thin 10%. Cypress CV (T21) – remove. Portuguese Laurel (T25) – remove. Mixed conifers (G27) – remove defective tree at southern end of row. (T31) – remove failed tree.

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

Week 2

DM/18/0302 – 5 Lucastes Road

Lucastes

Proposed two storey side extension, replacement porch, detached double garage, alteration to the position of the access and driveway (amended plans received 28 March 2018).

The Town Council notes **a)** the objections to this application raised by the residents of no. 3 Lucastes Road, and **b)** the receipt of amended plans by Mid Sussex District Council on 28/3/18. It is regrettable that a difference of opinion between neighbours remains but Members hope that through continuing dialogue and with advice from the District Council's Planning Department, this can be settled to the satisfaction of both parties.

DM/18/0440 – North Colwell Barn, Lewes Road

Franklands

Outline planning application for two detached dwellings with double garages, with all matters reserved except for access, layout and scale.

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

1. it would give rise to the overdevelopment of what is a 'back garden' site which, together with the incidental use of the proposed means of access, would be unneighbourly and detrimental to the amenities of residents living in the neighbouring property;
2. the proposed development would be detrimental to the character and appearance of the Lewes Road Conservation Area which in this locality, is characterized by low density, spacious development representing a gradual transition from urban area to countryside;
3. the proposed development would be contrary to elements of: Policy E9 of the Haywards Heath Neighbourhood Plan and Policy DP35 of the Mid Sussex District Plan 2014–2031.

DM/18/0825 – 76 Lewes Road

Franklands

Two storey side extension, re-alignment of drive to provide better visibility/ turning.

No comment.

DM/18/1152 – 48 Turners Mill Road

Heath

Proposed single storey 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.

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/18/1254 – 12 Tanners Cross

Lucastes

Single storey rear extension to full width of property. 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/18/1255 – 3 Felride

Ashenground

Proposed loft conversion with 3 no. dormers and 3 no. Velux roof windows.

No comment.

DM/18/1291 – 25 Willow Park

Franklands

Ash – reduce both trunks to height of lowest fork (approximately). Birches x 2 – fell.

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

DM/18/1294 – 149–151 Franklands Village

Franklands

Fell line of 3 Leylandii trees.

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

DM/18/1303 – 1 Pond Meadow

Lucastes

Oak(T1) – cut back from 1 Pond Meadow by 1–2m. Remove 2 lowest limbs on south side of tree.

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

DM/18/1342 – 4 Birch Way

Franklands

Single storey rear extension, pitched roof replacing existing flat to side.

No comment.

DM/18/1361 – 13 Penland Road

Lucastes

Proposed single storey front porch, single rear extension, first floor/two storey side and rear extension over existing, together with garage conversion and external log burning flue.

No comment.

Week 3

DM/17/4708 – Radnor House, Harlands Road

Heath

Installation of metal railings on top of low level wall to secure the car park area at Radnor House.

No comment.

DM/18/1076 – Ashton House Residential and Nursing Home, Bolnore Road

Lucastes

Erection of a two storey building to provide nurses accommodation (22 no. bedrooms) along with provision of a new access, parking and landscaping (amendment of previously approved DM/15/4865 to include additional 6 no. bedrooms in roof and installation of rooflights).

Having been opposed to the original application for the construction of a 16-bedroom nurses' accommodation building on this site (application number DM/15/4865 refers), the Town Council is very disappointed that permission was granted nonetheless. Whilst the principle of development must now be accepted, Members **object** to this latest application in the strongest terms possible.

Irrespective of the fact that the footprint of the proposed building will remain unchanged, the inclusion of a further 6 bedrooms in the roof space would result in the overpopulation and overuse of the facility. This would be to the further detriment of residents living in Beechcroft – through which access to the building will be gained – but would also have a negative impact on the residential amenities of prospective occupiers of the building.

In the unwelcome event that permission is granted, the Town Council requests that this is conditional on a) occupation of the accommodation building being restricted to employees of Ashton House only, and b) a Section 106 Agreement between the local planning authority, i.e. Mid Sussex District Council, and the owners restricting the building use.

cont.

DM/18/1076 – Ashton House Residential and Nursing Home, Bolnore Road (cont.) Lucastes

Furthermore, it is requested that developer Section 106 contributions for Local Community Infrastructure are allocated towards highway improvements in Bolnore Road.

DM/18/1274 – 23 and 25 Bolnore Road Lucastes

Demolition of dwelling at No. 25 and garage at No. 23 Bolnore Road and redevelopment to form 15 sheltered dwellings for the elderly, comprising 8 retirement cottages and 7 retirement apartments, including communal facilities, access, car parking and landscaping.

The Town Council had no objections to the original scheme proposed for this site – application number DM/17/1615 refers – and for the most part, the comments and observations made then remain pertinent to this current application. (For the avoidance of doubt, they are listed below.)

Members are of the opinion that these latest proposals, which have evolved as a result of consultation with Mid Sussex District Council' Planning Officer and Urban Designer, are an improvement. The introduction of the Arts and Crafts style to the design of the buildings is to be welcomed as this would enable the development to assimilate into the existing street scene.

The Town Council does request, however, that the following issues are addressed by the applicants:

- there must be adequate provision of charging points for electric cars and this must be future-proofed;
- covered, secure storage facilities must be provided for both cycles and mobility scooters;
- if refuse is to be collected by a commercial operator – which in all likelihood it will be – this must always take place after 7:00am to ensure that all residents in the locality are not disturbed at an unreasonable hour.

It is requested that developer Section 106 contributions for Local Community Infrastructure are allocated towards highway improvements in Bolnore Road.

COMMENTS AND OBSERVATIONS SUBMITTED IN RESPECT OF ORIGINAL APPLICATION DM/17/1615:

After due consideration and discussion, Members of the Town Council's Planning Committee have **no objections** to this application for the redevelopment of numbers 23 and 25 Bolnore Road. The consensus is that the proposal has been well designed, is of a high specification and seeks to make a positive contribution to the character and street scene that exists in Bolnore Road. The development should appeal to the more able-bodied and active elderly members of the community who are looking to downsize to a residence that will give them the flexibility and security to make lifestyle changes should the need arise. Furthermore, the barn-style carport is an appealing feature as it may well provide an attractive and protective habitat for nesting wildlife such as bats and birds. Members request that from the outset, the carport is future-proofed by installing electric/hybrid car charging points (not to be confused with the mobility scooter facility).

Members understand that a Construction Management Plan (CMP) has been submitted with the application and this is to be welcomed at this early stage in proceedings. Long-standing residents of Bolnore Road, Beech Hurst Close and Wealden Way have had to endure disruption and inconvenience whilst a number of developments have been built in their locality and so one of the main objectives of this CMP must be the protection – as far as is possible – of resident amenity and property. Members have identified the following matters which they feel should be addressed by the CMP:

cont.

DM/18/1274 – 23 and 25 Bolnore Road (cont.)

Lucastes

- in the spirit of neighbourliness and to demonstrate best practice, the developers must consult with local residents and notify them in advance of the key stages of the development, e.g. the demolition of the existing house at number 25 Bolnore Road; it is essential that lines of communication between the developers and residents are kept open;
- the developers should be required to fund pre-commencement (of works) and post-completion surveys of the condition of Bolnore Road and should be obligated to rectify any defects that are attributable to construction traffic; regardless of this, a proportion of developer contributions should be allocated towards the reconstruction/resurfacing of the entire length of the road;
- adequate provision must be made on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles; Members are also led to believe that if this is unachievable, the developers would introduce a 'park and ride' scheme for contractors that would make use of one of the public car parks nearby;
- during the demolition phase in particular, measures must be implemented to protect existing neighbouring properties and local residents from dust;
- wheel washing measures of the highest standard must be implemented to ensure that all roads in the vicinity are kept 'surgically' clean.

Because the development does not include an affordable housing element, Members are informed that there will be a commuted financial contribution from the developers of approximately £150,000. This would seem to be rather on the low side and so the Town Council will seek an assurance from Mid Sussex District Council that this sum is indeed correct.

DM/18/1279 – The Priory, Syresham Gardens

Bentswood

Variation of condition 2 of planning approval APP/D3830/W/16/3163344 (DM/15/3508) – to substitute the approved proposed drawings for amended proposed drawings.

No comment.

DM/18/1364 – 24 Augustines Way

Bentswood

Proposed residential development of 2 no. semi-detached dwellings.

This application is misleading. Whilst the completed application form proposes a development of '2 semi-detached dwellings', section 1.02 of the Design and Access Statement refers to a 'single, 5 bed roomed detached house'. Furthermore, the 'Proposed Floor Plans and Elevations', as published on the Mid Sussex District Council Online Public Register, is of such poor quality it is illegible.

Notwithstanding these issues, the Town Council **objects** to this application for the following reasons:

1. the proposal represents an opportunistic attempt at 'garden grab' and would give rise to an overdevelopment of the site which, in this locality, would be overbearing and unneighbourly;
2. given that the site is close to the town centre and that in its current form as garden amenity it contributes towards the 'green lungs' of the locality, its redevelopment into residential accommodation would detract from the present character of the streetscape and would be detrimental to the amenities of existing residents;

cont.

DM/18/1364 – 24 Augustines Way (cont.)

Bentswood

3. the site is located close to the town centre, on a relatively high density residential development and adjacent to the junction of Augustines Way with Priory Way. In this locality, on-street parking exceeds capacity, interrupts the flow of traffic and generally causes a hazard for highway users. The building of an additional two dwellings here, albeit with off-street parking provision, would simply make matters worse to the detriment of highway safety.

DM/18/1389 – 9 Balcombe Road

Heath

Variation of approved plans under planning permission DM/16/4995 – to add two rooflights to the approved plans.

No comment.

DM/18/1406 – 15 Wood Ride

Ashenground

Removal of existing rear conservatory and replace with single storey rear extension with partial pitched tiled roof and partial flat roof, with 3 velux rooflights to the rear.

No comment.

DM/18/1443 – Fairlawn, Oathall Road

Heath

Atlas Cedar (T1) – thin crown by 15% and reduce by up to 2m.

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

DM/18/1481 – 4 Lucastes Road

Lucastes

Fell – large Lawsons Cypress tree.

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

Week 4

DM/17/2739 – Land to the East and West of Hurst Farm, Hurstwood Lane

Franklands

Outline application for development of up to 375 new homes, a 2 form entry primary school with Early Years provision, a new burial ground, allotments, Country Park, car parking, 'Green Way', new vehicular accesses and associated parking and landscaping. All matters are to be reserved except for access. Additional Transport Information and a response to Historic England received on 11 September. Additional information received on 29th March 2018 regarding the illustrative layout, drainage and a historic building response.

Deferred. This application will be considered at an Extraordinary Meeting of the Planning Committee to be held on Monday, 21st May 2018.

DM/18/1224 – 10 Park Road

Ashenground

Proposed loft conversion. New rear dormer and side dormer extensions. 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/18/1264 – Plot 40 Land At Grid Reference 533329 125662 Birchen Lane

Heath

Retrospective application to amend the currently consented garage at plot 40 (application DM/17/0839) from 6m to 9m in length.

No comment.

DM/18/1450 – 2 Petlands Gardens

Ashenground

Single storey 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.

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/18/1476 – 25 Oathall Road

Heath

Two storey pitched roof rear extension with conversion of loft space into habitable room.

No comment.

DM/18/1483 – 52 Lucastes Lane

Lucastes

Two storey side extension.

No comment.

DM/18/1567 – 28 Sydney Road

Heath

(T1) Lawson Cyprus – fell. (T2) Lawson Cyprus – fell.

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

DM/18/1585 – 25 Lewes Road

Franklands

(T1 and T3) Holly Trees - reduce height by 3m. (T2) Oak - reduce (Monolith) tree down to approximately 4m in height.

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