



HAYWARDS HEATH TOWN COUNCIL

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9th February, 2017

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, 13th February 2017 at 7:30pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

Members are reminded that prior to the meeting, at **6:30pm**, Mid Sussex District Council's Senior Licensing Officer, Mr Paul Thornton, has kindly agreed to come and speak and give an overview of the District Council's Licensing Policy. There will also be the opportunity to ask questions.

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, 23rd January 2017.
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/Decided: **None**;
Licensing Applications: **None**.
6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council.
7. 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: M Pulfer (Vice Chairman), R Clarke, S Ellis, C Laband, A McPherson, H Mundin, S Wickremaratchi.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 23 January 2017

D F Dorking (*Chairman*)
M J Pulfer (*Vice Chairman*)
R J R Clarke
Mrs S M Ellis
C N Laband
A C McPherson
H A MUNDIN
L S Wickremaratchi

* Absent

** Apologies

Also present: Mr Eric Bassett, Chair of the Haywards Heath Society

96. Apologies

There were none.

97. Minutes

The Minutes of the meeting held on Tuesday, 3 January 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

98. Substitutes

There were none.

99. Members' Declarations of Interest

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

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."

100. Planning Appeals

There were none.

101. Licensing Applications

There were none.

102. Comments and Observations on Planning Applications

Members made comments and observations on 25 planning applications as per Appendix 1 attached.

103. DM/16/5648 – Consultation on Planning Application Within the Lindfield Rural Parish

Members were informed that this application was a resubmission of DM/16/1012, which had been considered by the Planning Committee at the meeting held on 31 May 2016. At that time, Members had objected to the application and MSDC had subsequently refused permission. The applicants had lodged an appeal against this decision and the appeal was currently pending.

Since MSDC's refusal however, there had been two appeal decisions – namely land at Birchen Lane and land at Sunte House – that had had a significant bearing on *this* particular appeal case. In light of this, MSDC had withdrawn its main two reasons for refusal and it seemed likely, therefore, that neither of these reasons would be put forward as objections to this latest application.

Notwithstanding this up to date information, Members **AGREED** to maintain the Town Council's original position regarding the proposal to develop this site, and to reiterate the comments made for application number DM/16/1012 but with the addition that if permission were to be granted, the Town Council would expect a substantial amount of Section 106 monies to be allocated to Haywards Heath for improvements to infrastructure. Therefore:

'Although this application is not in Haywards Heath, Haywards Heath Town Council thanks Mid Sussex District Council for being given the opportunity to comment on the proposal, bearing in mind its proximity to the town and the impact it may have on infrastructure and services.

The Town Council understands that the site does not accord with the Lindfield and Lindfield Rural Neighbourhood Plan in that it falls outside the current built-up area boundaries of recognised settlements. From the point of view of Haywards Heath, Members are concerned about the detrimental effect this substantial development would have on the town's services – such as doctors' surgeries – and infrastructure, particularly the road network in Bentswood and Franklands Wards. Unless a proper ('site visited') traffic survey – as opposed to a desktop study – has already been carried out by West Sussex County Council, the Town Council requests that one is done. There needs to be a substantial evaluation of infrastructure requirements and a means by which any improvements can be funded. If permission were to be granted, the Town Council would expect a substantial amount of Section 106 monies to be allocated to Haywards Heath for improvements to infrastructure.

*In conclusion, and in support of the stance being taken by the Lindfield and Lindfield Rural Parish Councils, Haywards Heath Town Council **objects** to this application.'*

104. MSDC Consultation on the Release of Section 106 Monies Towards the Development of a Community Building at the St. Francis Sports Site

Members had before them a report giving details of a grant application from the St. Francis Sports and Social Club to MSDC for the release of Section 106 monies towards the development of a new community building at the St. Francis sports site, situated within Franklands Ward. The report included a breakdown of the proposed Section 106 contributions – for community buildings and for formal sport – that MSDC were proposing to allocate towards the project. Some of the smaller allocations related to Section 106 receipts for developments that had taken place in other wards of the town.

Two grant options were up for consideration: option 1 amounted to £1,020,000 whilst option 2 amounted to £1,120,000. The difference between the two was that option 2 included all aspects of option 1 but with the additional provision of new changing rooms for the swimming pool.

The consensus amongst Members was that a new facility, which could be accessed by the whole community, was very much needed, particularly in this part of town. It would be extremely regrettable if long-standing Section 106 receipts were to be lost through inaction and expiry. It was also acknowledged, however, that this grant award would utilize a significant proportion of the Section 106 monies available for community buildings and for formal sport and so for the time being, there would be very little left for other projects should they arise.

After due consideration, the Committee voted unanimously to **SUPPORT** the 'option 2' grant request of **£1,120,000**, made by the St. Francis Sports and Social Club, towards the development of a new community building at the St. Francis sports site. This was with the caveat that the new facility would be available as a public facility that all residents of the town would have access to. Members had very strong views and wished to emphasize that the facility should be run on a 'pay as you go' basis and should not be run as some sort of fee-paying private members' club.

105. Street Naming – Renaming of Residential Development Currently Addressed in to Franklynn Road

Members had before them a request to rename the small section of Franklynn Road serving properties numbered 31A, 31B, 31C and 31D. MSDC (Street Naming and Numbering) had agreed to the request from residents living there to change the name, following a degree of confusion that had been caused by the developer when the properties were marketed.

The properties had been built to the rear of number 31 Franklynn Road on the site of an old laundry which, at some point in the past, had been known as the 'White Heather Laundry'. In recognition of the historical use of the site, residents had proposed that the access road to the development – between numbers 31 and 33 Franklynn Road – now be named separately as White Heather Drive.

cont.

105. Street Naming – Renaming of Residential Development Currently Addressed in to Franklynn Road (cont.)

It was **AGREED** to accept residents' proposal to re-address properties numbered 31A, 31B, 31C and 31D Franklynn Road in to a separate, newly named road of **White Heather Drive**.

106. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:01pm.

APPENDIX 1

Week 1

DM/16/4533 – 112 South Road, RH16 4JY

Heath

Notification for Prior Approval of a change of use from retail (Class A1) to a cafe (Class A3). Including installation of an extractor fan.

No objections.

DM/16/5629 – Little Oldfield, Snowdrop Lane, RH16 2QE

Franklands

Two storey side extension incorporating existing garage building.

No objections.

DM/16/5639 – 37 Gander Hill, RH16 1RE

Heath

Demolition of existing garage and conservatory and provision of 2 storey side and single storey rear extensions and entrance porch.

No objections.

DM/16/5649 – 24 Aspen Walk, RH16 3RB

Franklands

Proposed new end of terrace 2 bed dwelling, associated crossover.

Members of the Town Council's Planning Committee note that this is a revised proposal to the one submitted under application number DM/16/4571. However, they are of the opinion that the reduction in the number of bedrooms from three to two, and the removal of the proposed front garden parking space do nothing to change their objections to the building of a new dwelling on this plot. Furthermore, the offer of a parking space in the form of an existing garage – which presumably is already part of the existing property of number 24 Aspen Walk – is nothing short of disingenuous.

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

- the building of an additional (two bedroom) dwelling in this location would have a detrimental impact on an already densely populated area;
- the building of an additional (two bedroom) dwelling in a location where there is already high density development would have an adverse effect on the amenities of existing residents;
- the allocation of a parking space by means of an existing garage would not make any difference to the overall number of suitable off-street parking spaces available in a locality where on-street parking very nearly exceeds capacity and where there is a tendency for vehicles to be parked haphazardly.

DM/16/5659 – 13 Bentswood Road, RH16 3PN

Bentswood

Single storey rear extension.

No objections.

APPENDIX 1

DM/16/5665 – 48 Lucastes Avenue, RH16 1JY

Lucastes

Demolition of semi-derelict rear attached out buildings and garage. Construction of single storey rear extension, dormer window in front roof slope together with associated internal alterations.

No objections.

DM/16/5671 – 120 South Road, RH16 4LT

Heath

Replacement awning, changes to windows and shop entrance and new window to side elevation.

No objections.

DM/16/5674 – 120 South Road, RH16 4LT

Heath

Replacement of 2 fascia signs and 1 projecting sign to front and rear of property.

No objections.

DM/17/0029 – 59 Lucastes Avenue, RH16 1JZ

Lucastes

T2 Oak – thin Crown 30%.

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

Week 2

DM/16/4651 – 5 Heatherbank, RH16 1HY

Lucastes

Rear and front extensions, increase in ridge height, partial change in external materials, together with associated internal and external alterations. (Amended description and plans dated 21 December 2016.)

No objections.

DM/16/5628 – Fleur De Lis, 2 Bolnore Road

Lucastes

Proposed removal of condition no. 13 of application 13/04256/FUL, which restricts traffic exiting from the residential scheme's car park onto Bolnore Road.

At the time of writing and in the apparent absence of any independent remarks from Sussex Police, Members of the Town Council's Planning Committee do not consider themselves in a position to make an informed comment regarding the removal of this condition.

DM/16/5680 – 41 Queens Road, RH16 1EG

Heath

Single storey side extension.

No objections.

DM/17/0108 – 13 Harlands Close, RH16 1PS

Lucastes

Demolish existing garage and construct single storey side extension.

No objections.

APPENDIX 1

DM/17/0133 – 24 Lincoln Wood, RH16 1LH

Lucastes

Proposed ground and first floor extension with internal alterations.

No objections.

DM/17/0154 – Highway Verge Outside House Nos 6, 21 & 23 Penn Crescent

Bentswood

Oak (T1) outside No. 6 – remove deadwood, crown lift to 6 metres over carriageway, remove basal and epicormic growth and reduce the boundary overhanging by 2–3 metres, back to growth points for shape and balance. Norway maple (T10) outside No. 23 – remove deadwood and crown reduce by 30% leaving total height of 6metres. Oak (T10,001) outside No. 21 – remove deadwood and crown lift to 3 metres over footway, 4 metres over drive and 5 metres over the property. Ash (T10,002) outside No. 23 – remove deadwood, reduce by 20%, mainly the lateral growth to reshape, crown lift 6 metres over carriageway.

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

Week 3

DM/16/2958 – 3 West Mallion, RH16 4HP

Ashenground

T1 – oak tree – reduce all over by 2–3 metres. T2 – plane – reduce all over by 2–3 metres.

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

DM/16/5668 – 24 Boltro Road, RH16 1BB

Heath

Two storey rear extension together with associated internal and external alterations.

No objections.

DM/17/0124 – 18–20 Sussex Road, RH16 4EA

Ashenground

Change of use from restaurant to retail shops with a proposed single storey rear extension, replacement windows and shop front.

No objections.

DM/17/0153 – Silverdene 20 Fox Hill Village, RH16 4QZ

Franklands

Proposed pool building within rear garden.

No objections.

DM/17/0162 – 87 Western Road, RH16 3LW

Bentswood

New three bedroom dwelling to the rear of 87 Western Road.

No objections.

DM/17/0171 – 24 Allen Road, RH16 3PT

Bentswood

Oak – crown reduction of up to 2.5 metres.

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

APPENDIX 1

DM/17/0191 – Haywards Heath Police Station, Bolnore Road, RH16 4BA

Lucastes

2 x silver birch T1 and T503 – fell. Sycamore T479 – fell.

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

DM/17/0199 – 2 The Ridings, RH17 7AB

Franklands

Demolition of existing rear single storey structure and erection of new single storey extension to rear.

No objections.

DM/17/0209 – 73 Oathall Road And 68, 70, And 72 Sydney Road, RH16 3EL

Heath

Multi stemmed sycamore x 2 on boundary with no. 72 Sydney Road – reduce all overhanging branches back to boundary. Also sycamore on boundary with nos 68 and 70 Sydney Road – crown lift to height of 6m.

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

DM/17/0211 – 23 Muster Green South, RH16 4AL

Lucastes

Holly (T1) reduce crown by 1–2m and shape. Holly (T2) fell and remove. Palm (T3) fell and remove.

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

Week 1

DM/16/4496 Rookery Farm, Rocky Lane, RH16 4RW **Ansty and Staplefield**
 Outline application for the erection of 320 new dwellings, including 30% affordable housing, the provision of public open space, and vehicular access from Rocky Lane. All matters to be reserved except for access. (Please note amended description. Additional information received on highway matters along with illustrative layout and parameters Plan.)

DM/16/5540 73 Priory Way, RH16 3LS **Bentswood**
 Erection of an Incidental Outbuilding to provide games room.

DM/17/0223 41A Wivelsfield Road, RH16 4EN **Ashenground**
 Proposed French Doors with Juliet Balcony.

Week 2

DM/17/0243 11 Orchard Way, RH16 1UX **Heath**
 Proposed loft conversion extended roof structure, internal alterations front first floor extension on existing footprints.

DM/17/0246 Land between The Willows & Bennetts Rise Southdowns Park **Franklands**
 Proposed alterations to the approved parking layout adjacent to plots 1 and 9 of the consented development under DM/15/2093.

DM/17/0280 4 Kents Road, RH16 4HL **Ashenground**
 Proposed front extension.

DM/17/0327 20 Willow Park, RH16 3UA **Franklands**
 Hornbeam and Silver Birch - Thin crown by 30% and reduce crown by up to 3m back to previous points.

DM/17/0331 Gamblemead Fox Hill, RH16 4QT **Franklands**
 Proposed application comprising of 151 dwellings (30% of which will be affordable) with associated landscaping, open space and car and cycle parking.

DM/17/0335 9 Maple Close, RH16 3RN **Franklands**
 Proposed single storey front extension, garage conversion and a first floor front extension to align with the existing front façade

DM/17/0357 64 Wivelsfield Road, RH16 4EW **Ashenground**
 Single storey side/rear extension in lieu of attached garage. Hip to gable, rear dormer and 3 No. rooflights to front elevation to facilitate loft conversion.

DM/17/0386 Sutton Thorn 24 Sunte Close, RH16 1QT **Heath**

Item 6

Proposed two-storey side extension. Amendment to Planning Permission DM/16/3893, to show boundary change and slight increase in footprint.

DM/17/0407 19 Weald Rise, RH16 4RB

Remove existing single storey garage addition and construct two storey side extension.

Franklands

DM/17/0434 23 Mill Green Road, RH16 1XQ

Proposed single storey rear extension.

Heath

Week 3

DM/17/0049 81 Queens Road, RH16 1EG

Proposed first floor extension over part of existing single storey rear extension.

Heath

DM/17/0124 18 - 20 Sussex Road, RH16 4EA

Change of use from restaurant to retail shop with a proposed single storey rear extension, replacement windows and shop front (Description updated 08/02/2017).

Ashenground

DM/17/0376 27 Western Road, RH16 3LR

Proposed two storey side extension and single storey rear extension.

Bentswood

DM/17/0420 23 Victoria Road, RH16 3LZ

Part two storey, part first floor rear extension.

Bentswood

DM/17/0460 59 Pasture Hill Road, RH16 1LY

Single storey rear and two storey side extensions, incorporating annexe accommodation with balcony to rear and alterations and extension to front porch.

Lucastes

DM/17/0467 33 Sunte Close, RH16 1QT

Proposed single storey side and rear extension.

Heath

DM/17/0495 58 St Edmunds Road, RH16 4HJ

Proposed first floor extension to form new gable on front elevations and new rear dormer.

Ashenground

DM/17/0506 8 Old Wickham Lane, RH16 1UP

Removal of existing balcony/porch structure and erection of proposed two storey extension to the north elevation.

Heath

DM/17/0513 22 Rothley Chase, RH16 3PE

Oak tree - Crown thin by 30%.

Bentswood

DM/17/0544 14 Charlesworth Park, RH16 3JG

Holly (T1) reduce overhanging branches back to boundary.

Franklands