



HAYWARDS HEATH TOWN COUNCIL

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22nd December, 2016

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 **Tuesday, 3rd January 2017 at 7:30pm** in the Council Chamber, 40 Boltro Road, when the following business will be transacted.

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, 5th December 2016.
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: **AP/16/0082 – The Priory, Syresham Gardens**
(see attached schedule) **AP/16/0083 – The Priory, Syresham Gardens**

Licensing Application: **LI/16/2487 – Sainsbury's Supermarkets Ltd, Bannister Way**
Minor variation to Premises Licence

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: D Dorking (Chairman), 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, 5 December 2016

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

Mr Tim Rodway, of Rodway Planning Consultancy, and Mr Martin Wilkes, of Fairfax Acquisitions Ltd, who were attending in order to make representation in support of application number DM/16/4496, land at Rookery Farm, Rocky Lane – outline application for the erection of 333 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.

78. Haywards Heath Neighbourhood Plan Referendum

The Chairman drew Members' attention to the result of the Haywards Heath Neighbourhood Plan Referendum, which had taken place on Thursday, 1 December 2016. He stated that the overall 'yes' vote was a positive outcome for the town. In recognition of their commitment and efforts throughout the Neighbourhood Plan process, he asked that a note of thanks be recorded to the following:

- Steven Trice, the Town Clerk;
- Mr Tim Barkley, the Town Council's Neighbourhood Plan consultant;
- Councillor Mike Pulfer, Leader of the Town Council;
- Mr Eric Bassett, Chair of the Haywards Heath Society;
- Councillors and staff, past and present.

79. Apologies

There were none.

80. Minutes

The Minutes of the meeting held on Monday, 14 November 2016 were taken as read, confirmed as a true record and duly signed by the Chairman.

81. Substitutes

There were none.

82. 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."

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke	DM/16/4496	Land at Rookery Farm, Rocky Lane	In his capacity as a Member of MSDC, has visited the site and has attended a pre-application meeting with representatives from Rodway Planning Consultancy and Fairfax Acquisitions Ltd
Cllr D F Dorking	DM/16/4496	Land at Rookery Farm, Rocky Lane	Has attended a number of meetings with representatives from Rodway Planning Consultancy and Fairfax Acquisitions Ltd in connection with the land at Rookery Farm
Cllr M J Pulfer	DM/16/4496	Land at Rookery Farm, Rocky Lane	On 17 November 2016, attended a pre-application meeting with representatives from Rodway Planning Consultancy and Fairfax Acquisitions Ltd to discuss proposals for the site. Has also visited the site

cont.

82. Members' Declarations of Interest (cont.)

Member	Application No.	Location	Nature of Interest
Cllr H A Mundin	DM/16/4422	Ashenground Community Centre, Southdown Close	As a Ward Councillor, has provided support and assistance in the preparation of this application. Consequently, <i>Councillor Mundin took no part in its determination</i>
Cllr S Wickremaratchi	DM/16/4422	Ashenground Community Centre, Southdown Close	As a Ward Councillor, has had and continues to have significant involvement with the Ashenground Community Centre
Cllr R J R Clarke	DM/16/4756 & LI/16/2392 – Premises Licence	Waitrose Ltd, Perrymount Road	Is a director of Savannah Café Bar, 44–46 The Broadway, which, being an existing licensed premises, could be considered a competitor of the Waitrose Wine Bar/Café
Cllr D F Dorking	LI/16/2392 – Premises Licence	Waitrose Ltd, Perrymount Road	Is a Mid Sussex District Councillor, who sits on the (MSDC) Licensing Committee
Cllr H A Mundin	LI/16/2392 – Premises Licence	Waitrose Ltd, Perrymount Road	Is a Mid Sussex District Councillor, who sits on the (MSDC) Licensing Committee

83. Planning Appeals

There were none.

84. 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/16/2392 Waitrose Ltd	Premises	Perrymount Road	New premises licence

cont.

84. Licensing Applications (cont.)

Councillor Laband duly raised his concerns that this application had a number of shortcomings in terms of it meeting the required licensing objectives. He was minded to object to the application irrespective of the calibre/reputation of the company submitting it.

A discussion ensued during which other Members expressed their views that they did not have the expertise to make an informed judgement on the minutiae of the application and that this should be left to MSDC's Licensing Team.

In order to bring the matter to a close, it was proposed and seconded that whilst noting the application *did* have a flaw, it should not be opposed. This was put to the vote with votes being recorded as: **6 in favour**, 1 against, 1 abstention.

85. Comments and Observations on Planning Applications

Members made comments and observations on 28 planning applications as per Appendix 1 attached.

86. Street Naming for Residential Development on land at Penland Farm

Members had before them a report and two accompanying lists – Appendix A and Appendix B – containing a selection of names from which they had been asked to choose nine for the roads being created as part of the new residential development of 210 dwellings on land at Penland Farm. Appendix A had been compiled from suggestions put forward by Councillor Laband, Mr Eric Bassett, Chair of the Haywards Heath Society, and members of staff, whilst Appendix B consisted of the names brought forward from the Town Council's existing reserve list.

Members **AGREED** upon the following nine names:

- i. Bluebird;
- ii. Bullnose;
- iii. Campbell;
- iv. Champion;
- v. Champions;
- vi. Coniston;
- vii. Mallard;
- viii. Norris;
- ix. Timbergate.

It was further **AGREED** that if subsequently, any address management problems with any of the names selected were brought to light by MSDC's Street Naming and Numbering Officer, it would be delegated to the Chairman of the Committee to choose a replacement name.

87. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:25pm.

Week 1

DM/16/4496 – Rookery Farm Lane, RH16 4RW

Ansty and Staplefield

Outline application for the erection of 333 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.

Given that a significant part of this site has already been allocated for housing under Policy H2 of the Haywards Heath Neighbourhood Plan, Haywards Heath Town Council has **no objections** to this outline application. However, Members of the Town Council's Planning Committee request that the following comments and observations be taken into consideration as the application progresses:

- the Town Council supports the (illustrative) accommodation mix of 27 flats and 306 houses, and would not wish to see this ratio altered significantly;
- the Town Council would support the scattered or 'pepper pot' distribution of affordable housing within the development as opposed to it being grouped together;
- the Town Council supports the proposed layout of the development which largely follows existing land forms and hedgerows, and includes green buffer zones to protect the areas of ancient woodland;
- the Town Council applauds the proposal – indeed views it as essential – that for vehicles leaving the development, it would be a left turn only junction, which would encourage westbound traffic to use the Haywards Heath relief road instead of going through the town centre. The Town Council urges West Sussex County Council Highways to seriously consider supporting this design;
- acknowledging that there is an element of flood risk at the bottom (southern) end of the site, the Town Council supports the provision of green buffer zones to keep the housing away from the risk area;
- the Town Council supports the plan that the width of the 'arterial' roads within the development would be more than adequate to easily accommodate refuse lorries, emergency services vehicles, etc. and potentially buses at some point in the future;
- the Town Council supports the retention of the public right of way through the site and regards this as a valuable means by which connectivity with other existing, new and potential development sites in the area could be enhanced/established; the absence of a designated cycle path, which is desirable, is noted;
- as regards the retained ancient woodland areas, the Town Council supports the proposal that they would be edged with green buffer zones and that there would be no houses backing on to the zones, thereby discouraging the tipping of residents' garden refuse and other rubbish;
- the Town Council requests that right from the outset, a robust management plan be established for the woodland areas. This could be in the form of a management company or woodland trust but must include sufficient start-up and ongoing maintenance funding for the longer term, say ten to fifteen years. Mandatory householder contributions may be an option to ensure the financial viability of any management arrangements;

cont.

DM/16/4496 – Rookery Farm Lane, RH16 4RW (cont.)

- taking into account the size of the site and the fact that it would be developed from the top down, i.e. from north to south, the Town Council requests that an all-encompassing construction management plan be drawn up and implemented. In particular, this would incorporate:
 - a) a wheel washing facility of the highest standard to ensure that roads are kept 'surgically' clean;
 - b) a requirement for all site-related lorries carrying loose materials to cover their cargoes with tarpaulins. This would prevent the materials from being accidentally jettisoned whilst in transit;
- whilst recognising that the site falls within the parish of Ansty and Staplefield, it goes without saying that residents from the development would have at their disposal all the services and facilities provided by the town of Haywards Heath. It is respectfully requested, therefore, that the Town Council be consulted upon and involved in the allocation of Section 106 monies.

Finally, in view of this and other significant housing developments that are in the pipeline to the south of Haywards Heath, the Town Council is advocating a traffic management plan for this entire area and has asked West Sussex County Council, in its capacity as highways authority, to undertake a review of the road network in the south and east of the town.

DM/16/4422 - Ashenground Community Centre, Southdown Close, RH16 4JR **Ashenground**
Conservatory to rear of community centre.

No objections.

DM/16/4651 - 5 Heatherbank, RH16 1HY **Lucastes**
Rear and side single storey extension, new front porch together with associated internal and external alterations.

No objections.

DM/16/4695 - The Red House, 8 Muster Green North, RH16 4AG **Heath**
Proposed single storey extension at the side of the property to create extended kitchen and utility room.

No objections.

DM/16/4701 - 4 Lucas Way Haywards Heath West Sussex RH16 1JR **Lucastes**
Proposed re-modelling and extensions to north and south facades. Updating of external materials and fenestration.

No objections.

DM/16/4705 - 23 Mill Green Road, RH16 1XQ **Heath**
Removal of existing conservatory and erection of a single storey rear extension.

No objections.

APPENDIX 1

DM/16/4731 - 1 Oathall Avenue, RH16 3ES

T12 Variegated Thuja - Fell (amended description).

Bentswood

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

DM/16/4736 - 32 Gander Hill, RH16 1QX

Proposed two storey side extension, two dormer loft conversion and convert the garage into an office to include shower and toilet.

Heath

No objections.

DM/16/4739 - Manresa College Road, RH16 1QS

Proposed single storey rear extension to replace existing conservatory with pitched roof and three roof lights.

Heath

No objections.

DM/16/4752 - 11 Victoria Road, RH16 3LZ

Proposed loft conversion with a rear facing dormer, front facing roof window 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.

Bentswood

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/16/4756 - Haywards Heath Railway Station Commercial Square, RH16 1DJ

A number of signs in and around the Waitrose site.

Heath

The Town Council has **no objections** to the signs that are being proposed. However, because the premises are going to be licensed and there is going to be a wine bar/café on site, Members request that there is some additional signage which asks patrons to leave the premises quietly. This would serve as a reminder to respect and not to disturb the amenities of residents living nearby.

DM/16/4816 - 20 Beech Hill, RH16 3RX

T1 Sycamore - Fell.

Franklands

The Town Council **objects** to the felling of this tree and requests that it be trimmed sympathetically instead, under the supervision of the Tree Officer.

Week 2

DM/16/3281 - 17 Northlands Avenue, RH16 3RT

Reduce canopy by 2 metres and thin the crown by 40%.

Franklands

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

DM/16/4097 - The Old Forge 16 Lucastes Avenue, RH16 1JH

Single storey extension to front elevation of property.

Lucastes

No objections.

APPENDIX 1

DM/16/4330 - Sunnyside 1C Western Road, RH16 3LR

Bentswood

Retrospective application for a revised design to that approved under reference 12/00876/FUL, for the erection of a new dwelling.

On the grounds of overdevelopment, the Town Council has objected twice before to the construction of a dwelling on this site (application numbers 12/00876/FUL and 13/01173/FUL refer). This latest application now seeks retrospective approval for a house which has been built, according to the Planning Statement, '*slightly higher in order to maximise internal space and use the roof space as additional accommodation*'. The plans show that the roof space now provides two further bedrooms rather than the play/games room proposed under application number 13/01173/FUL, which was subsequently allowed on appeal.

Members of the Town Council's Planning Committee are very disappointed that the Planning Inspector's decision, i.e. for a 3-bedroom dwelling, has not been fully adhered to and, therefore, they **object strongly** to this application. Furthermore, they request that rectification works are carried out in order to ensure that the development complies with what was allowed by the Planning Inspector.

DM/16/4768 - 13 Cheney Crescent, RH16 4UE

Franklands

Loft Conversion. 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/16/4812 - Plots 11 And 13 Grosvenor Hall Bolnore Road

Lucastes

Proposed amendments to plots 11 and 13 of planning permission DM/15/2119. To move plot 13 by 2.8m, move plot 11 by 650mm, amendments to plot 13 boundary, alterations to elevations and associated alterations.

No objections.

DM/16/4844 - 25 Gordon Road, RH16 1EL

Heath

Loft Conversion. 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/16/4853 - 50 Lewes Road Haywards Heath West Sussex RH17 7SN

Franklands

Proposed detached garage.

No objections.

DM/16/4899 - 67 Farlington Avenue, RH16 3EZ

Bentswood

Single storey extension to front elevation and loft extension and conversion.

No objections.

APPENDIX 1

DM/16/4965 - Brambletyne 5 The Rushes, RH16 2QH
Chestnut (T5) fell.

Franklands

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

Week 3

DM/16/1002 – 30 Weavers Mead, RH16 4FR

Lucastes

Part retrospective application to convert garage into a utility room by removing the garage door and replacing with brickwork and a window.

No objections on condition that the hardstanding at the front of the property is retained for parking and is not, at some point in the future, turned into a small garden area (or something else) which would result in the loss of an off-street parking space.

DM/16/4147 – 5 Windsor Close, RH16 4QR

Ashenground

Proposed garden building to the side of the house to be used as a home office.

No objections.

DM/16/4927 – 14 Gander Hill, RH16 1QX

Heath

Proposed single storey side extension.

No objections.

DM/16/4938 – 17A Blunts Wood Road, RH16 1ND

Lucastes

Propose to replace carport with a new carport and garage.

No objections.

DM/16/4960 – Land to the Side of Thurlestone Rocky Lane, RH16 4RN

Ashenground

Proposed 2no. 3 storey, 4 bedroom semi detached dwellings including associated car parking via existing access and formation of new access and crossover from Rocky Lane servicing 'Thurlestone' property.

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

- it constitutes 'garden grab' and would result in an overdevelopment of the site, leaving the three properties (i.e. the existing + two new-build) with very narrow and tapering rear gardens;
- the proposed design of the houses, and their three-storey height, would give rise to an overbearing form of development and would be out of keeping with the character of neighbouring properties;
- the proposed formation and use of an additional access to what is now a very busy stretch of the Haywards Heath relief road would add to the hazards faced by highway users at this point and would be detrimental to highway safety. The Town Council requests that a proper ('site visited') traffic survey – as opposed to a desktop study – is carried out by West Sussex County Council Highways;

cont.

DM/16/4960 – Land to the Side of Thurlestone Rocky Lane, RH16 4RN (cont.)

- this particular locality, i.e. the section of highway outside of Thurlestone, has a history of flooding and drainage issues. The provision of additional hardstanding for on-site parking for the development would take away the 'natural' soakaway of the garden area and could potentially make the situation worse;
- the position of the site in relation to Holmbush Close to the west would result in the proposed dwellings overlooking properties in Holmbush Close, particularly numbers 6 and 7, which would be detrimental to the amenities of residents living there;
- the proposal fails to accord with Policies E13 and H8 of the Haywards Heath Neighbourhood Plan.

Given that the site has already been cleared in anticipation of development, Members would like to know whether there were any trees within the garden that were protected by Tree Preservation Order(s).

DM/16/4995 – 9 Balcombe Road, RH16 2EF

Heath

Two storey side extension and internal alterations. Demolition of existing garage. Single storey side extension. Loft conversion.

No objections.

DM/16/5052 – Hayworth House, 2 Market Place, RH16 1DB

Heath

(T3) Sycamore – reduce crown by 3m. (T4) Fir reduce crown by 2m.

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

NOTIFICATION OF APPEALS LODGED WITH THE PLANNING INSPECTORATE

Date Lodged	References	Site	Description	Committee/ Delegated Decision	Procedure
12/12/2016	AP/16/0082 APP/D3830/W/16/3163344 (DM/15/3508 refers)	The Prioory Syreham Gardens HAYWARDS HEATH RH16 3LB	Conversion of former convent building (B1 and D1 use) and part of former Chapel (A3 use) to 41 residential units (17 no. 1-bed, 17 no. 2-bed, and 7 no. 3-bed flats), together with associated internal and external alterations. Construction of one new build residential block for 12 residential units (5 no.1-bed, and 7 no. 2-bed flats), creation of new access to Syresham Gardens, reconfiguration of on-site car parking, provision of cycle parking, and new hard and soft landscaping works.	Delegated	Written rep.
12/12/2016	AP/16/0083 APP/D3830/Y/16/3163352 (DM/15/3515 refers)	The Prioory Syreham Gardens HAYWARDS HEATH RH16 3LB	Conversion of former convent building (B1 and D1 use) and part of former Chapel (A3 use) to 41 residential units (17 no. 1-bed, 17 no. 2-bed, and 7 no. 3-bed flats), together with associated internal and external alterations. Construction of one new build residential block for 12 residential units (5 no.1-bed, and 7 no. 2-bed flats), creation of new access to Syresham Gardens, reconfiguration of on-site car parking, provision of cycle parking, and new hard and soft landscaping works.	Delegated	Written rep.

LICENSING TEAM
LICENSING ACT 2003 –
WEEKS COMMENCING 28 NOVEMBER & 5 DECEMBER 2016
Should you require further details on any application please contact us
Licensing@midsussex.gov.uk

NEW/VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of variation required/ Nature of Application	Latest date for representations to be made. Within 28 consecutive days (Not Personal Licenses) Starting day after application received

MINOR VARIATIONS

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Nature of variation required	Latest date for representations to be made. Within 10 working days (Not Personal Licenses) Starting day after application received
LI/16/2487	06.12.2016	Premises	Sainsbury's Supermarkets Ltd	Bannister Way HAYWARDS HEATH RH16 1DG	Changes to the internal layout of the premises	20.12.2016

Week 1

DM/16/4988 – Baldwins, 120 South Road, RH16 4LT

Determination as to whether prior approval is required for the conversion of the Existing unit (Class A2) first and second floors, into two no. flats, one two bedrooms And one three bedroom (Class C3).

Heath

DM/16/5035 – 35 Franklynn Road, RH16 4DQ`

Replacement outbuildings. 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.

Bentswood

DM/16/5223 – 10 The Grove, RH16 3SJ

T1 Silver Birch – Fell

Franklands

DM/16/5298 – 15 Blunts Wood Road, RH16 1ND

Proposed rear single storey extension attached to existing extension including new Pitched roof. Single storey front extension with pitched roof.

Lucastes

Week 2

DM/16/4541 - 34B Haywards Road, RH16 4JB

Proposed ground floor rear extension, raised terrace to rear, New porch to front door on existing side extension. Amended plans received 14th December 2016.

Ashenground

DM/16/5159 - 75 New England Road, RH16 3LE

Loft conversion. 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.

Bentswood

DM/16/5170 - 27 Allen Road, RH16 3PU

Alterations to existing building and addition of a new building to create two new flats. With associated refuse storage, cycle and car parking, rear gardens and access through a side gate.

Bentswood

DM/16/5229 - Central House 25 - 27 Perrymount Road, RH16 3TP

To replace all external windows apart from the existing rear ground floor elevation and mansard roof windows.

Heath

DM/16/5444 - Robinwood 28 Lewes Road, RH17 7SN

T1 - Maple Remove 3 lowest limbs overhanging Lewes Road, reduce crown by up to 3.5 metres.

Franklands

DM/16/5447 - 110 Franklynn Road, RH16 4DR

Demolish existing garage and construction of a single storey extension to the rear of the property.

Ashenground

DM/16/5451 - 110 Franklynn Road, RH16 4DR

Projection of hip up to gable rear dormer all to provide additional bedroom and ensuite with new staircase from first floor and Velux to front. 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.

Ashenground

Item 6

Week 3

DM/16/4097 The Old Forge, 16 Lucastes Avenue, RH16 1JH, Single storey extension to front elevation of property (amended drawings 20/12/16).	Lucastes
DM/16/5430 48 - 50 Barnmead, RH16 1UZ, Reinstatement of property into two single dwellings.	Heath
DM/16/5449 The Glade, 30 Lewes Road, RH17 7SN Existing fence to be reduced in height	Franklands
DM/16/5544 33 Allen Road, RH16 3PU Proposed two storey rear extension.	Bentswood
DM/16/5547 Land South Of Old Rocky Lane, Haywards Heath, West Sussex Reserved Matters application for 30 residential units including details of appearance, landscaping, layout and scale.	Ashenground
DM/16/5556 20 Farlington Avenue, RH16 3EY Proposed formation of rear flat roofed dormer unit in connection with conversion of existing bungalow roof space. 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.	Bentswood
DM/16/5570 19 Wickham Close, RH16 1UH Ground and first floor extension to rear of property.	Heath
DM/16/5613 4 The Dell, RH16 1JG Alders x 10 - pollard. Sycamores x 2 - crown reduce by 2m.	Lucastes
DM/16/5614 12 Farlington Close, RH16 3EH Dak Tree (T1) remove lowest 3x branches growing towards garage in St Paul's on the Green, Thin Canopy by 20% and remove dead wood over garden. Oak Tree (T2) Remove low overhanging branch back to limb over hedge. Thin through canopy	Bentswood