



HAYWARDS HEATH TOWN COUNCIL

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30th November, 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, 4th December 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, 13th November 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.

Appeal Decided: **69 Haywards Road**
Retrospective application for two dormer windows to rear;

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: C Laband (Chairman), M Pulfer (Vice Chairman), C Cheney, R Clarke, A McPherson, H Muddin.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 13 November 2017

C N Laband (*Chairman*)
M J Pulfer (*Vice Chairman*)
Mrs C Cheney **
R J R Clarke
A C McPherson
H A Munda

* Absent

** Apologies

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

Regarding application number DM/17/2384 – NCP Car Park, Harlands Road:
Mr Eric Whitaker, Mr Richard Chitty and Mrs Eileen Jacques,
all of whom had registered to speak *against* the application;
Mrs Sally Chitty;
Gina Houlihan.

70. Apologies

The following apology was received:

Member	Reason for Absence
Cllr Mrs C Cheney	Unwell

71. Minutes

The Minutes of the meeting held on Monday, 30 October 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

72. Substitutes

There were none.

73. Members' Declarations of Interest

Councillor Howard Munda 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.

73. Members' Declarations of Interest (cont.)

Councillor Mundin also made one other declaration as follows:

Member	Agenda Item No.	Location	Nature of Interest
Cllr H A Mundin	Agenda Item 5 – Licensing Application LI/17/1804	Kemp Thai, 43 Sussex Road	Knows the owners of the business and is a Mid Sussex District Councillor who sits on the (MSDC) Licensing Committee

74. Planning Appeals

Members noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission (application number DM/16/5170 refers):

Date Decided & References	Site	Description	Decision
02/11/2017 AP/17/0041 APP/D3830/W/3174641	27 Allen Road	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.	Dismissed

75. 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
LI/17/1804 Thai Bird Ltd	Premises	Kemp Thai, 43 Sussex Road	New premises licence
LI/17/1891 Mitchells & Butlers Leisure Retail Ltd	Premises	The Fox & Hounds, Fox Hill	Minor variation – change to the layout of the premises

With regard to the premises licence application for Kemp Thai and bearing in mind its operation as a takeaway/delivery business, it was **AGREED** that in order to reinforce 'the protection of children from harm' licensing objective, the Refusals Book must include a record of the occurrences where the handover of alcohol is refused at the point of delivery.

76. Comments and Observations on Planning Applications

Members made comments and observations on 11 planning applications as per Appendix 1 attached.

77. **Street Naming for Residential Development on Land at Gamblemead**
Members had before them a report outlining the requirement for five new road names for the residential development of 151 dwellings on land at Gamblemead, permitted under application number DM/17/0331. The developer had put forward the suggestions of Cape Road, Ruppell Rise, Hoary Crescent, Pampas Close and Woodfox Way, all of which related to species of fox. Members had also been provided with the Town Council's two 'reserve' lists of names, which were compiled of unused suggestions arising from previous street naming exercises. Town Council Officers had recommended that the prefix 'Hoary' be discounted immediately because of how it sounded and, thereby, its offensive connotation. The Assistant to the Clerk had done some online research on species of fox and had come up with 'Blanford', 'Darwin' and 'Swift' as possible acceptable alternatives.

After due consideration, Members **AGREED** upon the following:

- a. to **accept** the developer's four suggested road names of **Cape Road, Ruppell Rise, Pampas Close and Woodfox Way;**
 - b. to **reject** the developer's suggested road name of **Hoary Crescent;**
 - c. as an alternative to the name rejected in **b.** above, to put forward the prefix of **Blanford.**
78. **Items Agreed as Urgent by the Chairman**
There were none.

The meeting closed at 8:26pm.

APPENDIX 1

Week 1

DM/17/4190 – Rookery Farm, Rocky Lane

Ansty & Staplefield

Reserved Matters approval pursuant to Condition 1 of Outline Approval DM/16/4496 for the scale, layout, appearance and landscaping of 320 new dwellings (including 30% affordable housing), including the provision of public open space, drainage swales and detention ponds.

Deferred until the meeting of 4th December 2017.

DM/17/2384 – NCP Ltd Harlands Road Car Park, Harlands Road

Lucastes

The clearance of the site; and the construction of a building containing 65 residential 1 and 2 bedroom apartments, with associated access, car parking, landscaping and ancillary works (Amended plans and affordable housing information received on 19 October 2017).

The Town Council notes the amended plans received by Mid Sussex District council on 19/10/17. However, they do nothing to address the reasons for objecting to this application when it was considered the first time round, i.e. on 19/6/17. Therefore, the Town Council **objects** to this application and reiterates the reasons for this as follows:

- the construction of a building containing 65 apartments would be contrary to Policy H6 of the Haywards Heath Neighbourhood Plan (HHNP). Whilst this policy supports the principle of residential development on this site, it places a restriction of 'approximately 40' on the number of dwellings that would be acceptable. Clearly, 65 is nowhere near 40 and therefore the proposal is too big, too tall and would give rise to an overdevelopment of the site;
- leaving aside the fact that the proposal undermines the integrity of the HHNP, the provision of only 45 parking spaces for 65 apartments (35% of which are to be 2-bed) is inadequate and unrealistic. There is no disputing that the site is in an accessible and convenient location; nevertheless, it is probable that most residents from the development would have a car and, with insufficient parking capacity on site, this would lead to overspill parking in the wider neighbourhood. This is in an area where parking is already at a premium because of existing on-street restrictions. On-site parking should be provided at a ratio of one space per dwelling;
- Members dislike the appearance of the proposed development because it 'blends in' too closely with other buildings in the vicinity that lack architectural merit. Members expressed a preference for the architects' original 2016 design, before it evolved through the Mid Sussex Design Review Panel.

Moreover, Members are appalled at the assertion that the result of a Financial Viability Assessment *'leads to a conclusion that it is financially unviable to provide any affordable housing as part of the proposed development or make any financial contribution in lieu.'* This is simply not acceptable. It is not the responsibility of the local planning authority to underwrite the profit objectives of the developer.

In the unwelcome event of permission being granted, the Town Council requests that this be conditional on the development having a gated access. The purpose of this would be to safeguard resident amenity by preventing unauthorised parking by commuters and others. Finally, and with regard to developer Section 106 contributions, the Town Council requests that allocations are made as follows:

cont.

DM/17/2384 – NCP Ltd Harlands Road Car Park, Harlands Road (cont.)

Lucastes

- local community infrastructure (LCI) public realm improvements to South Road;
- art in the community – town centre £5,000;
- support for Haywards Heath library £5,000;
- IWP – community infrastructure £15,000;
- highways/transport £5,000.

DM/17/4299 – 40 Sergison Road

Lucastes

Demolish part of existing kitchen, wc and sun room and construct a single storey wrap around extension to the side and rear, to provide living accommodation and a new double garage. Associated hard and soft landscaping. New ground floor window to south elevation and new door to east elevation.

No comment.

DM/17/4368 – 16 Boston Road

Bentswood

Proposed demolition of existing glazed lean-to and construction of rear single storey extension together with loft conversion and rear dormer. 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/17/4380 – Beacon Heights, 4 Church Road

Heath

Lime (T1) deadwood. Wellingtonia (T7) lift canopy to 6m. Lawson Cypress (T6) lift canopy to 6m.

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

DM/17/4384 – Cobblers Oak, New England Road

Bentswood

T1 Oak - reduce crown by 2m. T2 Oak - reduce crown by 3m and thin by 10%.

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

Week 2

DM/17/2551 – Bridge Road/Queens Road

Heath

Proposed 4 No. 1220 x 2135mm aluminium signs at bridge road and 2 No. directional signs at Mill Green Road.

No comment.

DM/17/3413 – Land at 37–55 Perrymount Road and 1–5 Clair Road

Heath

Outline planning application for redevelopment of the site to provide up to 145 new residential units including 30% affordable housing and 1209 sq. metres of commercial floorspace (A2 use class), together with associated car parking. All matters to be reserved except from Access. Amended plans received 31/10/2017.

The Town Council notes the amended plans received by Mid Sussex District Council on 31/10/17. Whilst it is acknowledged that these 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. **cont.**

DM/17/3413 – Land at 37–55 Perrymount Road and 1–5 Clair Road (cont.)

Heath

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:

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:

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

DM/17/4273 – 18 Gatesmead

Heath

Conversion of existing partial garage into a study, existing carport into a garage.

No comment.

DM/17/4286 – 43 Lincoln Wood

Lucastes

Removal of existing monopitch roof and storm porch canopy and construction of Single storey front and side infill extension together with associated external and internal alterations.

No comment.

DM/17/4310 – 61 Farlington Avenue

Bentswood

Proposed porch and dormer to the front elevation.

No comment.

DM/17/4498 – 45 Edward Road

Ashenground

Proposed rear single storey extension, to match the adjoining property in depth and height, with pitched roof and Velux rooflights. Proposed double storey side extension, set back from existing front facade, and removal of existing conservatory.

Consideration of this application was led by the Ward Member, Councillor MUNDIN. Having carried out a site visit and discussed the proposals with the applicant, Councillor MUNDIN was of the opinion that the application should be supported. The remaining Members of the Town Council's Planning Committee endorsed Councillor MUNDIN's view and agreed to **support** the application.

ITEM 5

NOTIFICATION OF APPEAL DECIDED WITH THE PLANNING INSPECTORATE

Date Decided	References	Site	Description	Committee/ Delegated Decision	Appeal Decision	Procedure
20/11/2017	AP/17/0053 APP/D3830/D/17/3185862 (DM/17/2148 refers)	69 Haywards Road HAYWARDS HEATH RH16 4HX	Retrospective application for two dormer windows to rear	Delegated	Dismissed	Householder Appeals Service (HAS)

Week 1

ITEM 6

DM/17/4190 – Rookery Farm, Rocky Lane

Ansty & Staplefield

Reserved Matters approval pursuant to Condition 1 of Outline Approval DM/16/4496 for the scale, layout, appearance and landscaping of 320 new dwellings (including 30% affordable housing), including the provision of public open space, drainage swales and detention ponds.

DM/17/4335 - Zen Serenity 9A Commercial Square

Heath

Proposed fascia sign on the side of the building.

DM/17/4530 - 23 Ash Grove

Ashenground

Proposed single storey rear extension.

DM/17/4540 - 3 Bruce Close

Ashenground

First floor side extension, single storey side and rear extensions and new front porch.

DM/17/4542 - 90 Lewes Road

Franklands

Proposed change of use from agricultural land to residential curtilage.

DM/17/4608 - 3 Beech Hill

Franklands

Proposed additional windows to the front and side elevation with a private vehicle parking area to the front (amendment to planning ref: DM/17/0541).

Week 2

DM/17/3100 - Land Adjoining 19 Hazelgrove Road

Heath

Proposed development of 2 semi-detached 4 bedroomed houses and on plot parking. Amendment to application DM/15/2128 to reduce the number of parking spaces provided for house from 3 no. to 2 no. Amended plans received 25.10.2017 showing houses further set back within site.

DM/17/4165 - 94 South Road

Heath

New replacement glazed shopfront and entrance door.

DM/17/4407 - 10 Cobbetts Mead

Franklands

3 multistemmed Hornbeams - to have a height reductions of 3.5 metres to give a finished height of circa 10 metres.

DM/17/4584 - War Memorial Muster Green

Heath

To remove, clean and reset steps to War Memorial and allow the placement of two memorial stones at the base of the memorial. To lay a path from the World War 1 side of the memorial from the reset steps to the public footpath and reset path on WW2 side to match new path.

DM/17/4651 - 4 Dellney Avenue

Bentswood

Roof conversion with dormer to rear elevation and 3no. roof lights to front elevation.

DM/17/4676 - 17 America Lane **Bentswood**
New single storey pitched roof rear extension. Dual pitched roof with six roof lights. 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.

DM/17/4686 - 40 Lewes Road **Franklands**
x 2 Cherry Trees (T1 and T2) Fell, x2 Spruce Trees (T3 and T4) Fell, Leylandii Tree (T5) reduce height by 1/3 approx 6 metres, Amelanchier (T7) Reduce by (20%) approx 1 metre

DM/17/4696 - Sergison Arms Butlers Green Road **Lucastes**
Group of Sycamore (T1) Raise crowns to approximately 5 metres and clear growth away and kill Ivy. Sycamore (T2) Remove epicormic growth from trunk and base of scaffold branches. Sweet Chestnut (T3) Remove epicormic growth from base and trunk. Sycamore (T4) Reduce height and spread back to previous pruning points.

DM/17/4712 - Wellswood Estate Colwell Gardens **Ashenground**
T1 Ash - reduce crown by 2.5m and lift crown by 6m. T11 Oak - reduce lower canopy overhanging road side by 1.5m. T12 Sycamore - reduce crown by 2m and crown lift to 6m.

DM/17/4713 - Space Planning Trends Oathall House 68 - 70 Oathall Road **Bentswood**
T1 Holm Oak - crown reduce eastern stem by 3.5m. T2 Elder - fell. T3 Myrtle - reduce crown by 2.5m. T4 Ash - fell. T5 Hazel - fell. T6 Apple - reduce crown by 3m. T7 Silver Birch - remove 5 lowest limbs.

DM/17/4735 - 104 Haywards Road **Ashenground**
The proposal is to extend front elevation over garage to form new bedroom, to form new porch over front extension, remove existing conservatory and replace with permanent structure timber clad, window alterations and proposed new tile hanging to front elevation.

DM/17/4740 - 35 Queens Road **Heath**
Proposed single storey rear extension

DM/17/4753 - Birch House Lewes Road **Franklands**
Sycamore (T4) - Reduce crown by 4 metres.

DM/17/4754 - 42 Lucastes Avenue **Lucastes**
T1 and T2 Leylandii - Fell. T3 Ash - Fell.

Week 3

DM/17/4351 - 28 Lucastes Road **Lucastes**
Retrospective application for amendments to detached garage (granted permission under reference DM/16/2657).

DM/17/4464 - Sergison Arms Butlers Green Road **Lucastes**
1no. non-illuminated post mounted pictorial sign. 2no. post mounted double sided internally illuminated signs. 2no. externally illuminated fascia signs. 1no. internally illuminated fascia sign. 1no. set of individual letters non-illuminated.

<p>DM/17/4632 - Peters Cottage New England Road (T1) Oak Cut back tree branches that overhang footpath of New England Road by 1-2m</p>	<p>Bentswood</p>
<p>DM/17/4755 - Age UK West Sussex Redwood Activity Centre Clair Hall Perrymount Road Change of use from D1 to more flexible D1 to include day nursery and non-residential education centre.</p>	<p>Heath</p>
<p>DM/17/4760 - 2 Renfields Erection of 1.83m fence to front and side of property with a side gate.</p>	<p>Lucastes</p>
<p>DM/17/4764 - 27 Lucastes Lane Demolition of existing garage. New site extension forming utility and reception room.</p>	<p>Lucastes</p>
<p>DM/17/4767 - 14 North Road 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.</p>	<p>Bentswood</p>
<p>DM/17/4772 - Sergison Arms Butlers Green Road Provision of a bull statue, two Jumbrellas, lighting on fence posts, external cold store, yard fence and various other minor works.</p>	<p>Lucastes</p>
<p>DM/17/4793 - Sergison Arms Butlers Green Road Provision of a bull statue, two Jumbrellas, lighting on fence posts, external cold store, yard fence and various other minor works.</p>	<p>Lucastes</p>
<p>DM/17/4794 - Nationwide Building Society 19 South Road Proposed new shop front with new signage and minor internal demolitions and new proposed works internally.</p>	<p>Ashenground</p>
<p>DM/17/4802 - 46 Sussex Road Variation of Condition 1 of Planning permission DM/17/2293 to include drawing numbers 4317 SK02B and 4317 SK04B replacing PB001 Rev 1, PB003 Rev 1, PB004 Rev 1.</p>	<p>Ashenground</p>
<p>DM/17/4804 - Sergison Arms Butlers Green Road Installation of external illuminated signage.</p>	<p>Lucastes</p>
<p>DM/17/4868 - Land Adjacent To 1 The Birches Southdowns Park T1, T2, T3 and T4 - Four Oaks - Reduce back off roofs by a maximum of 1.5 - 2 metres from the whole crown and remove two dead trees.</p>	<p>Franklands</p>