

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 6 March 2017

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

* Absent

** Apologies

116. Appointment of Chairman and Vice Chairman for the Remainder of the Council Year

Given that the Committee was currently without a permanent Chairman – following the resignation of the former Chairman from the Town Council – the Responsible Financial Officer suggested that this situation could be resolved by appointing a new, permanent Chairman to be in post for the remainder of the Council year.

Members thought this would be a sensible way forward and to this end, Councillor Laband proposed that Councillor Pulfer be appointed as Chairman; this was seconded by Councillor Mrs Ellis. This proposal was then **AGREED** unanimously by the Committee – Councillor Pulfer would serve as Chairman up to the end of the Council year.

Councillor Pulfer's change in role from Vice Chairman to Chairman meant that there now needed to be a new Vice Chairman. Councillor Munding proposed that Councillor Laband be appointed as Vice Chairman and this was seconded by Councillor Clarke. This proposal was **AGREED** unanimously by the Committee – Councillor Laband would serve as Vice Chairman up to the end of the Council year.

117. Apologies

The following apology was received:

Member	Reason for Absence
CLlr L S Wickremaratchi	Holiday

118. Minutes

The Minutes of the meeting held on Monday, 13 February 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

119. Substitutes

There were none.

120. 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."

Other declarations were made as follows:

Member	Application No./ Agenda Item No.	Location	Nature of Interest
Cllr Mrs S M Ellis	Agenda Item 5 – Licensing Application LI/17/0260	Sparks News, 56 Queens Road	Is a near residential neighbour of the premises and has made a personal representation in respect of the licence application. <i>Councillor Mrs Ellis left the Council Chamber whilst this matter was being considered and, therefore, made no contribution to the resulting comments</i>
Cllr H A Mundin	DM/17/0556	24 Colwell Gardens	Is a local resident who lives in the vicinity of the application site, knows the applicant and has communicated with her as regards the proposal

cont.

121. Planning Appeals

Members noted the following appeal **decisions**, the appeals having been lodged as a result of MSDC's decision to refuse permission (application numbers DM/15/3508 and DM/15/3515 refer):

Date Decided & References	Site	Description	Decision
20/02/2017 AP/16/0082 APP/D3830/W/16/3163344	The Priory, Syresham Gardens	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.	Allowed
20/02/2017 AP/16/0083 APP/D3830/Y/16/3163352	The Priory, Syresham Gardens	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.	Allowed

122. Licensing Applications

Members noted that the following premises licence application had been lodged with MSDC:

Application No. & Applicant	Application Type	Premises Address	Nature of Application
LI/17/0260 Sparks News	Premises	56 Queens Road	New premises licence

As the Ward Councillor, Councillor Laband expressed his concerns about the substandard quality of completion of the application. Nonetheless, it appeared unlikely that the Town Council could muster any **relevant** representations that would justify objecting to it. Councillor Laband suggested that the following views should be communicated to MSDC's Licensing Team so that they could be logged as a matter of record:

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122. Licensing Applications (cont.)

- the submission was of low quality and some of the statements made in it were not relevant to the sale of alcohol;
- the Town Council had been unable to verify the attestation that similar off-licence premises were owned elsewhere; furthermore, it was not known whether they were run successfully without any problem;
- the Town Council supported the provision and maintenance of CCTV as a condition of the licence and in order to promote the licensing objectives.

Members were appreciative of Councillor Laband's research on this particular application and were happy to accept his suggestion.

123. Comments and Observations on Planning Applications

Members made comments and observations on 33 planning applications as per Appendix 1 attached.

124. Street Naming for Development to the rear of 151 Western Road

Members had before them a report, with accompanying Appendices A and B, outlining the requirement for two road names for a new development of fourteen houses and one B1 Business building to the rear of 151 Western Road, permitted under application number DM/15/3636. Given the relative proximity of the site to New England Road and Marylands, officers had felt that it may be agreeable to continue with the pre-existing 'Americas' theme in this locality and had come up with the suggestions of Delaware and Vermont, both of which were states on the eastern side of the United States. As an alternative to these, Members had also been given the option of selecting road names from the Town Council's reserve lists which were shown under Appendices A and B, although none of the names on the lists related *specifically* to this part of town.

Members felt that a continuation of the 'Americas' theme would be appropriate and **AGREED**, therefore, that the road names **Delaware** and **Vermont** be selected for the development.

125. MSDC Consultation on the Release of Section 106 Monies Towards the Redevelopment of Haywards Heath Rugby Football Club's Clubhouse

Members had before them a report giving details of a grant application from Haywards Heath Rugby Football Club (HHRFC) to MSDC for the release of £100,000 of Section 106 (s106) monies towards a project to redevelop their clubhouse at Whitemans Green, Cuckfield. The report included a breakdown of the proposed Haywards Heath-related s106 contributions for 'Formal Sport' that MSDC had identified as being appropriate to allocate towards the grant. These had been earmarked for use for projects within the 'Central Area' of Mid Sussex and amounted to £46,819. The Town Council was being asked to consider whether it would support the release of some or all of this sum.

There was general agreement amongst Members that a project such as this

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125. MSDC Consultation on the Release of Section 106 Monies Towards the Redevelopment of Haywards Heath Rugby Football Club's Clubhouse (cont.)

should be supported since it would give rise to improved facilities for those wishing to play rugby in the local area. It was acknowledged that whilst the Club was based outside of Haywards Heath, a significant number of its members would almost certainly come from the town. It also had an active youth section, which was something that should be encouraged and promoted. Councillor Clarke stated that he had seen the facilities at the existing clubhouse and they were in need of updating.

After due consideration, Members **AGREED** to support the release of £46,819 of Haywards Heath-related s106 monies for 'Formal Sport' towards a £100,000 grant requested by HHRFC for the redevelopment of their clubhouse. The funds were to be drawn from the following three developments:

Location	Application No.	Amount Available
Wilmington Way development site	08/00088/FUL	£18,313
Former Horace Hilton and DT Electrical Supplies premises, Gower Road	11/03486/FUL	£11,318
Land to the west of Beech Hurst, Butlers Green Road	11/02123/OUT	£17,188
Total		£46,819

Furthermore, the Committee requested that release of the monies be made conditional on the following:

- the grant application receiving an appropriate level of scrutiny by MSDC;
- HHRFC being able to secure funding for the entire project within a one year time limit;
- Cuckfield Parish Council agreeing to release a proportion of its s106 allocation towards the grant;
- HHRFC making the new facility available for use by other clubs/groups that used the Whitemans Green sports ground;
- some form of acknowledgement that the Town Council was investing the financial resources available to it for the benefit of the town's residents.

126. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:30pm.