



HAYWARDS HEATH TOWN COUNCIL

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2nd March, 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, 6th March 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 February 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 Decided: **AP/16/0082 – The Priory, Syresham Gardens;**
(see attached schedule) **AP/16/0083 – The Priory, Syresham Gardens**

Licensing Applications: **LI/17/0260 – Sparks News, 56 Queens Road**
New Premises Licence

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
7. To decide upon **two** road names for the development of 14 new houses and 1 no. B1 Business building to the rear of 151 Western Road (application number DM/15/3636 refers).
8. To consider a consultation from MSDC on the release of Section 106 monies towards a grant for the redevelopment of the Haywards Heath Rugby Football Club clubhouse.
9. 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, 13 February 2017

M J Pulfer (*Vice Chairman*) **

R J R Clarke

Mrs S M Ellis

C N Laband

A C McPherson

H A Munding

L S Wickremaratchi **

* Absent

** Apologies

Also present:

Councillor E W Dwight

Councillor S R Hillier

Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/16/5540 – 73 Priory Way:

Mr Ian Rumble, who had registered to speak *against* the application;

Mrs Anne Rumble;

Regarding application number DM/17/0331 – Gamblemead, Fox Hill:

Mrs Frances Wallace and Mrs Stephanie Went, both of whom were representing residents from Fox Hill Village, Fox Hill and environs, and had registered to speak *against* the application;

Mr Aidan Robson, who was representing the applicant – Linden Homes – and had registered to speak and make a short statement *in support of* the application;

Regarding application number DM/16/4496 – land at Rookery Farm, Rocky Lane:

Mr Tim Rodway, of Rodway Planning Consultancy, and Mr Martin Wilkes, of Fairfax Acquisitions Ltd, who were attending in order to provide further details of recent amendments to this application;

approximately 11 members of the public, who were attending in order to observe proceedings and to show their opposition to the Gamblemead application (DM/17/0331).

107. Appointment of Chairman and Vice Chairman for the Meeting

In the absence of both a Chairman¹ and a Vice Chairman for the meeting, Members were asked to nominate and agree a stand-in for each role. Councillor Mrs Ellis proposed that Councillor Laband be Chairman; this was

cont.

- 107. Appointment of Chairman and Vice Chairman for the Meeting (cont.)**
 seconded by Councillor Clarke. Councillor Dwight proposed that Councillor Mundin be Vice Chairman; this was seconded by Councillor McPherson. Each proposal was put to the vote and by a show of hands, it was **AGREED** unanimously that Councillor Laband be Chairman and that Councillor Mundin be Vice Chairman.

¹It should be noted that the former Chairman of the Committee, Mr David Dorking, resigned from the Town Council on 31 January 2017.

108. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr M J Pulfer	Holiday
Cllr L S Wickremaratchi	Unwell

109. Minutes

The Minutes of the meeting held on Monday, 23 January 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

110. Substitutes

Councillor Dwight substituted for Councillor Pulfer, and Councillor Hillier substituted for Councillor Wickremaratchi.

111. 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.	Location	Nature of Interest
Cllr R J R Clarke Cllr C N Laband Cllr H A Mundin	DM/16/5540	73 Priors Way	Have visited the locality in order to view the application site for themselves
Cllr C N Laband	DM/17/0280	4 Kents Road	Knows the architect for the application

cont.

111. Members' Declarations of Interest (cont.)

Member	Application No.	Location	Nature of Interest
Cllr R J R Clarke	DM/17/0331	Gamblemead, Fox Hill	In his capacity as a Member of both MSDC and the Town Council, has visited the site and has attended a number of meetings with residents and with representatives from the developers
Cllr E W Dwight	DM/17/0331	Gamblemead, Fox Hill	Lives more or less opposite the application site

112. Planning Appeals

There were none.

113. Licensing Applications

There were none.

114. Comments and Observations on Planning Applications

Members made comments and observations on 23 planning applications as per Appendix 1 attached.

115. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:58pm.

APPENDIX 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.)

Haywards Heath Town Council notes the latest amendments to this application and the additional information received regarding highway matters. In light of these, Members have reviewed the submission that was made originally (at the meeting of the Town Council's Planning Committee held on 5 December 2016) and although its content remains largely unchanged, they have made a number of revisions in order to reflect current proposals. Therefore, it would be appreciated if Mid Sussex District Council (MSDC) could treat the submission below as the up to date version.

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 notes that the proposed number of dwellings has been reduced from 333 to 320. However, at MSDC's request, the (illustrative) number of flats has been increased from 27 to 48 and whilst the Town Council would have preferred this to remain unchanged (i.e. at 27) in order to roughly maintain the number of houses, it is acknowledged that there is now a greater provision of open space;
- 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 supports the intention that all landscape buffer zones, especially those round the perimeter of the site, would be readily accessible for the purpose of carrying out periodic maintenance works;
- the Town Council notes that West Sussex County Council (WSSCC) Highways does not advocate the proposal that for vehicles leaving the development, it would be a left turn only junction. The Town Council had viewed this as essential since it would have encouraged westbound traffic to use the Haywards Heath relief road instead of going through the town centre. Looking ahead, it is inevitable that the volume of traffic using the relief road will increase and this would make it more difficult and hazardous for those vehicles making a right turn out of the development. It is requested, therefore, that adequate provision be made now to 'future-proof' the junction so that it could be reconfigured to left turn only should the need arise;

cont.

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

- the Town Council requests that an effective means of 'junction protection' be incorporated into the development. The purpose of this would be:
 - a)** to prevent the indiscriminate parking of vehicles on or near points where one road meets another,
 - b)** to maintain visibility splays and facilitate the safe flow of traffic within the development;
- 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. It is understood that all roads would be of a WSCC Highways adoptable standard;
- 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;
- 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;
- the Town Council expects all of those involved in the ongoing development of proposals to have due regard to relevant policies contained within the made Haywards Heath Neighbourhood Plan, particularly those concerning the environment.

cont.

APPENDIX 1

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

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 WSCC, in its capacity as highways authority, to undertake a review of the road network in the south and east of the town.

DM/16/5540 – 73 Priory Way, RH16 3LS

Bentswood

Erection of an Incidental Outbuilding to provide games room.

Given the terraced nature and relatively short length of the rear garden, and the fact that the outbuilding would be constructed upon the highest level of the garden, the Town Council **objects** to this application on the grounds that it would result in an overbearing and unneighbourly form of development. By virtue of its disproportionate scale and elevated position in relation to neighbouring dwellings, the proposal would have a severe and detrimental impact on the amenities of residents living in those dwellings. Members are of the opinion that the proposal does not accord with Policy B3 of the Mid Sussex Local Plan (2004).

In the (unwelcome) event that permission were to be granted, the Town Council requests that the height of the outbuilding be no more than that of the shed situated in the adjoining property at 75 Priory Way (this would presumably require groundworks to somehow 'embed' the structure into its setting). It is further requested that a comprehensive drainage system be installed to properly accommodate rainwater run-off from the roof.

DM/17/0223 – 41A Wivelsfield Road, RH16 4EN

Ashenground

Proposed French Doors with Juliet Balcony.

No objections.

DM/17/0243 – 11 Orchard Way, RH16 1UX

Heath

Proposed loft conversion extended roof structure, internal alterations front first floor extension on existing footprints.

No objections. However, Members of the Town Council's Planning Committee respectfully request that the applicant asks his contractors not to damage, drive their vehicles over or park on any grass verges in the locality. It is further requested that any necessary works to reinstate the verges after the works have been completed are paid for by the contractor(s).

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.

No objections.

DM/17/0280 – 4 Kents Road, RH16 4HL

Ashenground

Proposed front extension.

No objections.

APPENDIX 1

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.

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

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.

Having regard to the comments submitted for (outline) application number DM/15/3448, the Town Council has already accepted the principle of residential development on this site. Members understand that the applicants have increased the proposed number of dwellings from 99 to 151 in order to address concerns from Mid Sussex District Council (MSDC) that the density proposed at outline stage was on the low side and that there was a preference for a higher density in order to make efficient use of land (Policy DP24A of the emerging Mid Sussex District Plan refers).

Having listened to the understandable objections and concerns from residents and a short pro-application statement made by a representative from the developers, the Town Council's considered decision is to **reluctantly support** this application. However, Members request an assurance from those involved in progressing the application, i.e. Linden Homes and MSDC, that the following matters of concern will be looked into (if not already done so) and revisited if necessary:

- the adequacy of the landscape buffer and green screening in the north-western corner of the site, where six detached dwellings have been added and would back on to the rear gardens of properties in Fox Hill Village;
- the effect that these six detached dwellings would have on the rear outlook and privacy currently enjoyed by residents of properties on the southern side of Fox Hill Village;
- the adequacy of the protection – both above and below ground – afforded to the three oak trees situated just within the southern boundary of 28 Fox Hill Village;
- the effect that proposed dwellings on plot numbers 59–63 would have on the rear outlook and privacy currently enjoyed by residents of numbers 1–6 Scrase Hill Terrace, Fox Hill;
- at what height would any new green screening between new and existing properties be planted? What species would be used?
- the effect of the development on the existing rear access to numbers 1–6 Scrase Hill Terrace – would this remain intact?
- the existing woodland edge of the site (to be enhanced), existing green corridor, proposed meadow and proposed dry basins and swales must be looked after by means of a robust management plan. This could be in the form of a management company or woodland trust but must include sufficient start-up funding 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.

APPENDIX 1

DM/17/0331 – Gamblemead, Fox Hill, RH16 4QT (cont.)

Franklands

- can MSDC be satisfied that the proposed Sustainable Drainage System (SuDS) strategy would provide adequate drainage and would mitigate flood risk, so as not to be detrimental to the area of ancient woodland (Kiln Wood) to the west of the site?
- whilst it seems unlikely that there would be much appetite from residents of the development to walk up Fox Hill and into the town centre, the feasibility of widening the pavement on the western side of Fox Hill is, perhaps, something that should be considered in the longer term.

Furthermore, some of the comments made by the Town Council in respect of (outline) application DM/15/3448 are considered relevant for *this* application and are therefore reiterated below:

- the design and appearance of the affordable housing should match that of the open market housing;
- the size/dimensions (particularly the width) of the garages for the proposed dwellings should be sufficient to comfortably accommodate a modern day vehicle – new developments are all too often failing in this respect;
- is there a means by which developer contributions could be used to provide proper hardstanding parking facilities for residents of 1–6 Scrase Hill Terrace, i.e. on the other side of the road opposite their properties?
- is it possible for the s278 Agreement to provide for the installation of electronic real time bus information at the two bus stops at this end of Fox Hill?

It is very much hoped that in the spirit of neighbourliness and understanding, Linden Homes will continue to engage with the local community and will keep lines of communication open.

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/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.

No objections.

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.

No objections.

APPENDIX 1

- DM/17/0386 – Sutton Thorn, 24 Sunte Close, RH16 1QT** **Heath**
Proposed two-storey side extension. Amendment to Planning Permission DM/16/3893, to show boundary change and slight increase in footprint.
- No objections.**
- DM/17/0407 – 19 Weald Rise, RH16 4RB** **Franklands**
Remove existing single storey garage addition and construct two storey side extension.
- No objections.**
- DM/17/0434 – 23 Mill Green Road, RH16 1XQ** **Heath**
Proposed single storey rear extension.
- No objections.**
- DM/17/0049 – 81 Queens Road, RH16 1EG** **Heath**
Proposed first floor extension over part of existing single storey rear extension.
- No objections.**
- DM/17/0124 – 18–20 Sussex Road, RH16 4EA** **Ashenground**
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).
- No objections.**
- DM/17/0376 – 27 Western Road, RH16 3LR** **Bentswood**
Proposed two storey side extension and single storey rear extension.
- No objections.**
- DM/17/0420 – 23 Victoria Road, RH16 3LZ** **Bentswood**
Part two storey, part first floor rear extension.
- No objections.**
- DM/17/0460 – 59 Pasture Hill Road, RH16 1LY** **Lucastes**
Single storey rear and two storey side extensions, incorporating annexe accommodation with balcony to rear and alterations and extension to front porch.
- No objections.**
- DM/17/0467 – 33 Sunte Close, RH16 1QT** **Heath**
Proposed single storey side and rear extension.
- No objections.**

APPENDIX 1

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

Ashenground

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

This house is one of three that have been constructed on the site of a former single dwelling at the southern end of St. Edmunds Road. Despite the Town Council's objections to the proposed development and Mid Sussex District Council's refusal of planning permission, it was subsequently allowed on appeal in November 2013. The houses were presumably designed having regard to the limited area of the site and their relationship to existing residential properties and yet within a short period of time, here is an application to extend one of them.

Notwithstanding the recent history of the site, the Town Council **objects** to this application on the following grounds:

- the proposed front gable and rear dormer would give rise to an overdevelopment of what is a limited sized plot;
- it would result in an overbearing and unneighbourly form of development, out of keeping with numbers 54 and 56 St. Edmunds Road and detrimental to the amenities of neighbouring properties.

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

Heath

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

No objections.

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

Bentswood

Oak tree – crown thin by 30%.

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

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

Franklands

Holly (T1) reduce overhanging branches back to boundary.

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

NOTIFICATION OF APPEALS DECIDED BY THE PLANNING INSPECTORATE

Date Decided	References	Site	Description	Committee/ Delegated Decision	Appeal Decision	Procedure
20/02/2017	AP/16/0082 APP/D3830/W/16/3163344 (DM/15/3508 refers)	The Priory Syresham 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	Allowed	Written rep.
20/02/2017	AP/16/0083 APP/D3830/Y/16/3163352 (DM/15/3515 refers)	The Priory Syresham 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	Allowed	Written rep.

ITEM 5

**LICENSING TEAM
LICENSING ACT 2003 –
WEEKS COMMENCING 6, 13 & 20 FEBRUARY 2017**

Should you require further details on any application please contact us

Licensing@midsex.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
LI/17/0260	10.02.2017	Premises	Miss Lakminy Thambu Kandasamy	Sparks News 56 Queens Road HAYWARDS HEATH RH16 1EE	No	New Premises Licence	10.03.2017

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

Week 1

DM/16/5613 4 The Dell, RH16 1JG	Lucastes
Alders x 10 - pollard. Sycamores x 2 - crown reduce by 2m. Silver Birch x 1 – reduce by 2m (amended description 09/02/2017)	
DM/17/0330 HH Football Club, Hanbury Park Stadium, Allen Road, RH16 3PT	Bentswood
Proposed external toilets and medical room	
DM/17/0350 45 And 47 Lucastes Avenue, RH16 1JZ	Lucastes
T1 Cypress hedge - cut back overhanging branches no more than 1.5m, T2 Ash – reduce no more than 2m, T3 Holly - fell T4 Hawthorne - lift crown no more than 1m, T5 Conifer - remove one branch overhanging boundary, no more than 1m, T6 Thuja hedge - cut back to boundary, no more than 1m, T7 Conifer - reshape by no more than 2m from top and SE side, T8 Cypress - Trim no more than 1m on top and sides, T9 Pittosporum - trim no more than 1m top and sides, T10 Arbutus unedo - prune no more than 1m, T11 Hazel re-coppice.	
DM/17/0541 3 Beech Hill, RH16 3RY	Franklands
First floor front extension. Extension of existing terrace area to rear. Closure of existing vehicle access and formation of new vehicle access from Beech Hill, together with improved on site parking.	
DM/17/0575 Ashton House Residential And Nursing Home, Bolnore Road, RH16 4BX	Lucastes
Proposed sprinkler pump house to sit on existing concrete hardstanding.	
DM/17/0579 Small Triangle Of Land At Entrance Of Fox Hill Village, RH16 4QZ	Franklands
Like for like sign replacement.	
DM/17/0591 Southside 16 Paddockhall Road, RH16 1HH	Lucastes
(T1) Holly - fell	
DM/17/0612 7 Parkfield Way Haywards Heath, RH16 4QS	Lucastes
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.	
DM/17/0619 23 Summerhill Close, RH16 1QY	Heath
Single storey rear extension with pitched roof, proposed larger front porch, proposed rear dormer, widen entrance piers for easier access.	
DM/17/0620 Thurlestone, Rocky Lane, RH16 4RN	Ashenground
Formation of new vehicular access off Rocky Lane serving Thurlestone.	

Item 6

DM/17/0627 HSBC 38-40 South Road, RH16 4LA Proposed 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign	Heath
DM/17/0643 55 Western Road Haywards Heath, RH16 3LR Single storey rear extension and alterations.	Bentswood
DM/17/0647 6 Colwell Close, RH16 4HF Proposed ground and first floor extension and associated alterations.	Ashenground
Week 2	
DM/17/0556 24 Colwell Gardens, RH16 4HG Single storey ground floor front extension	Ashenground
DM/17/0565 38 Sergison Road, RH16 1HX Single storey front extension and replacement window to first floor	Lucastes
DM/17/0574 71 Blunts Wood Road Haywards Heath West Sussex RH16 1ND Replacement single storey side extension with terrace, single storey rear extension and driveway alterations.	Lucastes
DM/17/0650 35 Wickham Close, RH16 1UH Single storey side extension, garage converted to a habitable room and internal remodelling. Demolish existing rear conservatory and lean-to and replace with single storey rear extension.	Heath
DM/17/0674 30 Quarry Hill, RH16 1NQ Single storey rear kitchen reception 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.	Lucastes
DM/17/0675 Land To The West Of Beech Hurs,t Butlers Green Road Variation of Conditions 6 and 8 of planning permission 12/04345/CND to list the following plan 'Landscaping General Arrangement (Ref. 3110-GA-2 Rev C)	Lucastes
DM/17/0692 Lyndenhurst, 7 Summerhill Lane, RH16 1RL Demolition of existing rear conservatory and proposed single storey rear extension.	Heath
DM/17/0701 5 Turners Mill Close, RH16 1NL Proposed flat roof single storey extension and demolish detached garage.	Heath
DM/17/0750 42 Wood Ride, RH16 4NJ The proposed works include a flat roof dormer to the rear pitch of the existing roof	Ashenground

and 3 No. Velux rooflights to the front pitch. 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/17/0809 14 The Droveaway, RH16 1LL

Lucastes

T1 Hornbeam - Thin by 20%. 11 x Hornbeams - Crown lift to a maximum height of 7 metres and reduce top crown back from house by 2 metres maximum.

Week 3

DM/17/0330 Haywards Heath Football Club, Hanbury Park Stadium, Allen Road, RH16 3PT

Bentswood

Revised application: Proposed external toilets and medical room. Regularisation of installation of turnstiles block.

DM/17/0775 The Red House, 8 Muster Green North, RH16 4AG

Heath

Proposed single storey rear extension.

DM/17/0797 14 Lucastes Avenue, RH16 1JH

Lucastes

Demolition of an existing single storey and part two storey rear extension. Proposed single storey rear and side extension together with existing basement refurbishment, a new rear dormer window, conservation roof lights and internal alterations.

DM/17/0805 14 Lucastes Avenue, RH16 1JH

Lucastes

Demolition of an existing single storey and part two storey rear extension. Proposed single storey rear and side extension together with existing basement refurbishment, a new rear dormer window, conservation roof lights and internal alterations.

DM/17/0823 1 Sergison Road, RH16 1HS

Lucastes

The construction of a rear and first floor extension with internal alterations.

DM/17/0825 46 Gordon Road, RH16 1EJ

Heath

Proposed loft conversion consisting of dormer window and 1 no. roof light to rear roof slope and 2 no. roof lights to front roof slope. Single storey extension to rear. (Description amended 23.02.17)

DM/17/0859 9 Boltro Road, RH16 1BP

Heath

Change of use from fast food takeaway (A5) to residential dwellings at ground floor and first/second floor with extension and alterations.

DM/17/0865 25 Boltro Road, RH16 1BP

Heath

Conversion, alteration and change of use from mixed A5 hot food takeaway and residential use to wholly residential use to form seven 1 and 2 bedroom flats. Erection of roof and rear extensions. Alterations to front elevation.

Item 6

DM/17/0870 Heathcote House Dental Practice 7 Heath Road, RH16 3AX

Heath

(T1) Cherry - Crown reduction of 3 metres. (T2) Apple - Fell. (T3) Group of Sycamore
- Crown reduction of 2 metres.

DM/17/0908 Old Granary Bridgers Mill, RH16 1TF

Heath

2 x Sycamore and 1 Ash (G3) - fell and grind stumps.

Committee Meeting: Planning

Report of: Responsible Financial Officer (RFO)

Date: 24th February 2017

Subject: Street Naming for Development to the Rear of 151 Western Road

1. The Street Naming and Numbering Officer at Mid Sussex District Council (MSDC) has advised the Town Council that addresses need to be allocated for the new development to the rear of 151 Western Road (see attached block plan).
2. The development falls within the town's Bentswood Ward and comprises 14 new houses and 1 no. B1 Business building, permitted under (MSDC) application number DM/15/3636.
3. The development requires two new road names. The developers have no preferences for names and are happy to leave the decision-making to the Town Council. Given the relative proximity of the site to New England Road and Marylands, members of staff felt that it may be agreeable to continue with the pre-existing 'Americas' theme and have therefore come up with the suggestions of **Delaware** and **Vermont**, both of which are states on the eastern side of the United States. Vermont is one of the six states that make up the region of New England, and the largest city in Delaware is Wilmington (ref. Wilmington Way). These names are easy to pronounce and spell and do not appear to be in use anywhere else in the town, so they would be unlikely to cause any address management problems.
4. As the (currently) sole Ward Member for Bentswood, Councillor Hillier has been asked for his views on these suggestions – and if he would like to make any of his own – and he has confirmed that he has no problem with the names of Delaware and Vermont.
5. Another option is for Members to select road names from the Town Council's 'reserve' lists shown at **APPENDICES A and B** below. However, it should be remembered that none of the names on the lists relates *specifically* to this part of town. The lists consist of what remains from the suggestions put forward for **a)** Bolnore Village Phases 4B and 5, **b)** the residential development of 96 dwellings on land south of Rocky Lane, and **c)** the residential development of 210 dwellings on land at Penland Farm. Therefore, it should perhaps be saved for the naming of any new roads that may be required in the future in *those* parts of town.

Recommendation:

6. It is recommended that:

the road names Delaware and Vermont be selected for the development of 14 new houses and 1 no. B1 Business building to the rear of 151 Western Road.

cont.

Street Naming for Development to the Rear of 151 Western Road (cont.)

APPENDIX A

Reserve List of Road Names		
Theme – Birds	Theme – Flowers	Theme – Miscellaneous
Bullfinch	Buttercup	Bondues
Chaffinch	Cornflower	Farmer
Drake	Ivy	
Eagle	Laurel	
Falcon	Larkspur	
Goldcrest	Lupin	
Goldfinch	Marigold	
Heron	Moss	
Jay	Poppy	
Kestrel	Primrose	
Linnet	Sundew	
Nuthatch	Verbena	
Peacock	Zinnia	
Pipit		
Siskin		
Sparrow		
Swift		
Wagtail		
Woodpecker		

APPENDIX B

Reserve List of Road Names			
Bridle Way	Links Way	Badgers Run *	The Holt
Bridlemere Road	Malthay	Beechfield *	Pennyfather
Butts	Reading Field	Bellingham	Rookery Road *
Crabtree Field	Reading Road	Clevelands *	Rowan Bank *
Ernest Way	Smith Lane	Coppice Hold *	Sandeman
Furzy Field	Smithy Crescent	Danely	Silverwood
Great Marlefield	The Stirrups	Gardenia	Southernwood
Halls Corner	Wett Meadow	Greenhurst	Springbank
Heaselands Road *	Yoke Lane	The Halt	Windflower

* Denotes names that could conceivably cause address management problems because of pre-existing road names within the town.



BLOCK PLAN
1:500

SCALE
0 50m

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

WESTERN ROAD

49.4m

55.5m

Ward Bay

Industrial Estate

Issues

Stairs

Issues

141
151

136

149

151

142
143

Committee Meeting: Planning
Report of: Responsible Financial Officer (RFO)
Date: 1st March 2017
Subject: Haywards Heath Rugby Football Club (HHRFC) – Section 106 (s106) Funding

1. The Community Leisure Officer (Performance and Partnerships) at Mid Sussex District Council (MSDC) has advised the Town Council that HHRFC has submitted an application for a grant of £100,000 towards a new clubhouse at Whitemans Green, Cuckfield.
2. The grant would contribute towards an overall £750,000 project to demolish the existing clubhouse and replace it with a new, up to date facility that would meet the Club's needs and aspirations. Obviously, the Club will have to apply for funding from other sources and it is also planning to embark on a sustained fund-raising campaign. Any award made by MSDC would be subject to a one year time limit for the Club to secure funding for the other £650,000 required for the project.
3. A proportion of the grant could be funded by the release of 'Formal Sport' s106 contributions from three specific developments in Haywards Heath. These were earmarked for use for projects within the 'Central Area' of Mid Sussex and details are as follows:

Location	Application No.	Amount Available	Notes provided by MSDC's Community Leisure Officer
Wilmington Way development site	08/00088/FUL	£18,313	Provision of new facilities or improvements to existing sports facilities in the 'Central Area'
Former Horace Hilton and DT Electrical Supplies premises, Gower Road	11/03486/FUL	£11,318	Towards 'Formal Sport' in the 'Central Area'
Land to the west of Beech Hurst, Butlers Green Road	11/02123/OUT	£17,188	Towards the re-provision of sports facilities within a three mile radius of the development
Total		£46,819	

4. The Town Council is being asked to consider whether it would support the release of some or all of the above mentioned total towards this project. Whilst Members may have a preference for retaining the funds for use within the town, they should bear in mind that the three amounts above do not have 'Haywards Heath-specific' conditions attached to them and therefore it *would* be acceptable for them to be allocated in the wider 'Central Area'. It should be noted that MSDC is holding a further £207,594 for 'Formal Sport' in Haywards Heath, plus £70,344 ring-fenced for specific projects, so there would still be monies available.
5. MSDC's Community Leisure Officer has informed the RFO that there is some s106 funding available in respect of developments in Cuckfield, which is where the Club is based. The amount is less than that for Haywards Heath because there has been less development in the village. However, if Members were minded to endorse the application, they *could* conceivably

make the amount allocated conditional on a formula of matched funding from Cuckfield Parish Council; so for example, for every £1 of s106 monies agreed by Cuckfield Parish Council, the Town Council would match it with £10, or £25, or £150, etc. On the other hand, this method may not be practicable since it is unlikely that either Council would want to be constrained in its decision by the other.

6. Members also need to think about how many Haywards Heath residents belong to the Club, use its facilities and would benefit from the proposed redevelopment of the clubhouse. The number is likely to be notable given there are no recreational rugby pitches in the town and Whitemans Green is the nearest sports ground for those who want to play. It is understood that the Club has an active youth section, which is something that should be encouraged.
7. Another factor that needs to be taken into account, not just for this particular application but in respect of all s106 contributions, is the date by which funds must be spent in order to avoid them potentially being forfeited. s106 Agreements normally include clauses stating when and how funds will be used by and allow for their return, after an agreed period of time, when they are not. Looking at the three Agreements identified as per paragraph 3. above, the one for the Wilmington Way development site is nearly nine years old whilst the other two are roughly five years old. In the short to medium term, the amounts available could be considered as being at risk and so there is perhaps an added incentive to ensure that they are utilized for the purpose for which they were intended. It could be argued that putting all three amounts together towards a single project would achieve a better outcome for the community than using them on an individual or piecemeal basis.
8. The total amount available of £46,819 (as per paragraph 3. above) represents 46.8% of the £100,000 grant being requested and 6.2% of the anticipated project cost of £750,000.

Recommendation:

8. It is recommended that:

Members AGREE to the release of £46,819 of 'Formal Sport' Section 106 monies towards a £100,000 grant requested by Haywards Heath Rugby Football Club for the redevelopment of their clubhouse at Whitemans Green, Cuckfield. The funds are 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

This is conditional on appropriate scrutiny of the grant application by Mid Sussex District Council and the Club being able to secure funding for the entire project – estimated at £750,000 – within a one year time limit.