



HAYWARDS HEATH TOWN COUNCIL

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9th May, 2019

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, 14th May 2019 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, 15th April 2019.
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 Lodged: **27 Lucastes Road (DM/19/0291 refers);**

Appeal Decided: **Linden House, Birch Avenue (DM/18/2093 refers);**

Licensing Applications: **LI/19/0563 – Café Rouge, 33 The Broadway**
Variation to Premises Licence;

LI/19/0607 (NB Ansty and Staplefield Parish) – Magical Productions Community Interest Company, Borde Hill Parkland, Borde Hill Lane
New Premises Licence.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).

*'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: **To be confirmed at the Annual Meeting of the Council on Monday, 13 May 2019**

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 15 April 2019

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

* Absent

** Apologies

Also present: Councillor L S Wickremaratchi
Mr Eric Bassett, Chair of the Haywards Heath Society
Mr Christian Pitt

Regarding application number DM/19/0426 – 24 Boltro Road:
Mr Paul Rider, who had registered to speak *against* the application;
Mr Keith Salt – the Chairman used his discretion to allow Mr Salt to speak *against* the application;
Mrs Val Salt.

148. Apologies

The following apology was received:

Member	Reason for Absence
Cllr A C McPherson	Holiday

149. Minutes

The Minutes of the meeting held on Monday, 25 March 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

150. Substitutes

Councillor Wickremaratchi substituted for Councillor McPherson.

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

152. Planning Appeals

There were none.

153. Licensing Applications

There were none.

154. Comments and Observations on Planning Applications

Members made comments and observations on 24 planning applications as per Appendix 1 attached.

155. A Record of Thanks

In view of this being the Committee's last meeting before local elections on 2 May 2019, Mr Eric Bassett – Chair of the Haywards Heath Society – kindly expressed his appreciation to Members for their commitment over the last four years and for the professional and forthright approach they had adopted in dealing with planning applications and associated matters. Members responded by thanking Mr Bassett for his long-standing attendance at the majority of the Town Council's Planning meetings and for the valuable contribution he and the Society had made towards the scrutiny of a wide range of planning issues concerning the town.

Furthermore, Members also thanked the Chairman for his diligence and hard work in running one of the Town Council's busier Committees and enabling it to submit meaningful and effective representations to MSDC on behalf of local residents. Members also thanked the Deputy Clerk for his services to the Committee, and the Vice Chairman summed things up by stating that overall, it had very much been a team effort.

156. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:27pm.

APPENDIX 1

Week 1

DM/19/0426 – 24 Boltro Road

Heath

Proposed demolition of conservatory, replace with front and rear single-storey extension and two-storey rear/side extension together with internal and external alterations.

Whilst the Town Council acknowledges the extant permission for single and two storey extensions to the rear (DM/16/5668 refers), it **objects** to this latest application for the following reasons:

1. the proposals would give rise to an overdevelopment of the property and would be detrimental to the residential amenities of neighbouring residents;
2. the proposed two storey rear/side extension would, by virtue of its bulk and proximity to the boundary with nos 26A and 26B Boltro Road, give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities of the residents of nos 26A and 26B Boltro Road;
3. the proposed single storey front extension would breach the building line of not only this pair of semi-detached houses but also the semi-detached dwellings immediately to the north. This would form an incongruous feature in a location which faces an Area of Townscape Character, it would be out of keeping with the character of the streetscape and contrary to Policies E9, E10 and H9 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

Whilst not a material planning consideration, the Town Council has grave concerns regarding the impact of the proposals on the structural integrity of the boundary wall between nos 24 and 26 Boltro Road. It is understood that the wall dates from 1865 and, as a heritage asset which requires protection, it must be the subject of an urgent referral to Mid Sussex District Council's Conservation Officer and it must be subject to a Party Wall Agreement.

In the unwelcome event that Mid Sussex District Council grants permission – despite the objections raised – the Town Council requests that this is subject to the following conditions being imposed:

- a. in order to protect the amenity of local residents, works of construction (including the use of plant and machinery, and deliveries or collection of plant, equipment or materials) shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays or Public Holidays;
- b. the front garden shall be properly and sympathetically landscaped in order to complement and restore the streetscape.

DM/19/0917 – 61 Victoria Road

Bentswood

Two storey side extension and single front extension.

No comment.

DM/19/1041 – Clover Court, Church Road

Heath

Removal of ten timber framed Juliet balconies and replace with new metal or soft aluminium balconies.

No comment.

DM/19/1052 – 10 Petlands Road

Ashenground

Proposed enlargement and improvement (including a new roof) to the existing building at the southern end of the rear garden.

No comment.

DM/19/1101 – 28 Lucastes Road

Lucastes

Porch and canopy to front elevation.

No comment.

DM/19/1153 – 9 Bluebell Close

Bentswood

Oak (T1) – reduce by 2–3m all over, and remove major deadwood.

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

Week 2

DM/19/0610 – The Nook, 31 Cobbetts Mead

Franklands

Proposed single storey rear extension, front portico, garage door and window alterations and pitched roof above existing garage. Amended plans received 25.03.2019 showing revisions to siting of rear extension.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 25/03/2019) and has no comment to make.

DM/19/1165 – 62 Gower Road

Ashenground

Proposed construction of an external staircase to rear elevation.

No comment.

DM/19/1171 – 9 Farlington Close

Bentswood

Single storey wrap around extension to replace existing conservatory.

No comment.

DM/19/1193 – North Colwell Barn, Lewes Road

Franklands

Oak (T860) – crown lift to 6m. Oak (T861) – fell. Oak (T862) – crown lift to 6m. Ash (T865) – reduce crown by 3m and lift to 3m. Oak (T871) – crown lift to 3m. Oak (T872) – crown lift to 3m. Hawthorn (T873) – crown lift to 3m. Silver Birch (T874) – crown lift to 3m remove hanger. Silver Birch (T876) – fell.

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

DM/19/1222 – 32 Updown Hill

Lucastes

Demolition of existing conservatory, proposed single storey rear extension and proposed front porch.

No comment.

DM/19/1236 – 2 Barnmead

Heath

Variation of Conditions 1 and 3 of DM/18/3464 to substitute new plans showing the omission of the porch, the removal of the cladding on the side elevation, the adding of render to front and rear elevation at first floor level and the widening of the brick piers.

No comment.

DM/19/1245 – Pennington House, Franklands Village

Franklands

T1 – Ivy-clad Hornbeam – sever the ivy at the base. Reduce back the branches growing over the rear garden of Hoblands properties by 2–3 metres.

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

DM/19/1261 – 38 Woodlands Road

Bentswood

Remove existing conservatory and garage. Construct new single storey rear extension and detached store.

No comment.

DM/19/1275 – 3 Syresham Gardens

Bentswood

2 x Oaks – reduce crown by up to 2m.

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

Week 3

DM/18/5096 – 42 Sydney Road

Heath

Single storey rear extension and associated landscaping to alter existing retaining wall to rear garden. Amended plans received 09.04.2019 showing amended extension design.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 09/04/2019) and has no comment to make.

DM/19/0353 – 11 Courtlands

Ashenground

Proposed first floor extension above existing kitchen.

No comment.

DM/19/0856 – Unit 1, 30 Bridge Road

Heath

Four fascia signs.

No comment.

DM/19/1296 – 6 Farlington Close

Bentswood

Proposed 1st floor extension to form bedroom and en suite over existing garage.

No comment.

DM/19/1327 – Land to the rear of 34 Sydney Road, The Heath Recreation Ground, Perrymount Road

Heath

Sycamore tree – remove stems closest to and overhanging garden of 34 Sydney Road.

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

DM/19/1339 – 27 Wickham Close

Heath

Part two storey and part single storey rear extension.

No comment.

DM/19/1363 – 76 Lewes Road

Franklands

Oak (T20) – raise crown base to 4.5–5m retaining all branches over 15cm in diameter and removing down-hanging secondary branches, remove deadwood and any minor crossing branches. Remove crown on NNE side at 7–8m high from adjoining yew. Cypress (T31) – remove.

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

DM/19/1366 – 6 Strathfield Close

Bentswood

Remove existing front porch and replace with a traditional brick and tile porch.

No comment.

DM/19/1367 – Foxglove House, 33 Lewes Road

Franklands

T1 Oak – crown lift by up to 5m.

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

NOTIFICATION OF APPEAL LODGED WITH THE PLANNING INSPECTORATE

Date Lodged	References	Site	Description	Committee/ Delegated Decision	Procedure
29/04/2019	AP/19/0034 APP/D3830/D/19/3226435 (DM/19/0291 refers)	27 Lucastes Road HAYWARDS HEATH RH16 1JN	Proposed two storey extension to side and front and single storey extension to side.	Delegated	Householder

NOTIFICATION OF APPEAL DECIDED WITH THE PLANNING INSPECTORATE

Date Decided	References	Site	Description	Committee/ Delegated Decision	Appeal Decision	Procedure
03/05/2019	AP/19/0003 APP/D3830/W/19/3220010 (DM/18/2093 refers)	Linden House Birch Avenue HAYWARDS HEATH RH17 7SL	Erection of detached 2-storey, 5-bed house with Juliette balcony to front first floor elevation, 1 dormer window to rear first floor elevation, attached double garage and new access on to Birch Avenue. Proposed 1.8m high closed panel fencing to rear. (Amended plans received 28 August and 4 September 2018.)	(MSDC) Planning Committee B	Dismissed	Written Representation

ITEM 5**LICENSING TEAM
LICENSING ACT 2003 –****WEEKS COMMENCING 8,15, 22 & 29 APRIL 2019****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 Licences) Starting day after application received
LI/19/0563	09.04.2019	Premises	Casual Dining Services Ltd	Café Rouge 33 The Broadway HAYWARDS HEATH RH16 3AS	Yes	Extend hours for sale of alcohol and regulated entertainment	07.05.2019
LI/19/0607 <i>(NB Ansty and Staplefield Parish)</i>	18.04.2019	Premises	Magical Productions Community Interest Company	Borde Hill Parkland Borde Hill Lane HAYWARDS HEATH RH16 1XP	No	New Premises Licence	20.05.2019

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 Licences) Starting day after application received

ITEM 6

Week 1

- DM/19/1097 - 46 Penland Road** **Lucastes**
Proposed erection of a 1.8m close board fence along boundary line adjacent to Footpath to side of property, with new gates at rear access to driveway and garage.
- DM/19/1417 - 3 Amberley Close** **Lucastes**
Demolition of existing conservatory and erection of single storey rear extension.
- DM/19/1420 - 21 Manaton Close** **Bentswood**
Oak Tree (T1) - Reduce height by 3 metres and reduce lateral spread by 2 metres.
- DM/19/1427 - 10 Barnmead** **Heath**
Oak Tree - Reduce by 1.5 metres to 2 metres
- DM/19/1442 - 25 Farlington Close** **Bentswood**
Single storey side extension.

Week 2

- DM/19/1455 - 32 Edward Road** **Ashenground**
Single storey rear and side extension.
- DM/19/1469 - 3 George Avenue** **Franklands**
Retrospective application for raised decking to a maximum height of 500mm.
- DM/19/1495 - 11 Old Wickham Lane** **Heath**
Garage conversion to a two bedroom Annex.

Week 3

- DM/19/0684 - 14 Harlands Close** **Lucastes**
Two storey side and rear extension and new decking. (Revised plan received 29/04/2019).
- DM/19/1580 - 54 Sydney Road** **Heath**
Demolition of existing single storey rear extension and erection of new single storey extensions to form new kitchen/dining/wet room.
- DM/19/1603 - 82 Sunnywood Drive** **Ashenground**
Front porch and infilling of the existing rear single storey extension.
- DM/19/1638 - 2 Ridgeway** **Franklands**
Two Oaks (T1 and T2) to crown thin by 15-20%. One Horse Chestnut (T3) to reshape the crown.

Week 4

DM/19/1033 - 11 Syresham Gardens T1 Oak - reduce 2 metres and crown lift by 4.5 metres. T2 Sycamore- fell. (Revised description 08/05/2019)	Bentswood
DM/19/1165 - 62 Gower Road Proposed construction of an external staircase to rear elevation.	Ashenground
DM/19/1246 - 1 Harlands Close Demolition of existing garage with 2 storey side extension to create annexe ancillary to the main dwelling. Erection of new double garage.	Lucastes
DM/19/1544 - 37 Allen Road Proposed rear extension - part single storey - part two storey. 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/19/1624 - Barn Cottage Pavilion Barn Cottage Lane New purpose-built community centre with joining tunnel to existing pavilion.	Bentswood
DM/19/1627 - 36 Updown Hill Retrospective application for demolition of existing conservatory and replacement single storey rear extension.	Lucastes
DM/19/1634 - 38 Gordon Road Two storey side extension, single storey rear extension, loft conversion, demolition of existing porch and new canopy to replace. The side fence to be replaced by a 2.11m (7 ft) high fence.	Heath
DM/19/1642 - 71A Western Road Erection of first floor on existing bungalow to create a new 2 bedroom flat with a juliette balcony at the front of the property.	Bentswood
DM/19/1644 - Land Rear Of 14 Hightrees Crown Lift up to 7 metres	Bentswood
DM/19/1689 - 1 Kingfisher Drive Replacement pitched roof to existing rear conservatory.	Lucastes