

# HAYWARDS HEATH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes of the meeting held on Tuesday, 14 May 2019

C N Laband (*Chairman*)  
M J Pulfer (*Vice Chairman*)  
Mrs C Cheney  
C C J Evans  
Mrs S J Inglesfield  
A C McPherson  
R A Nicholson  
C A Pitt

\* Absent  
\*\* Apologies

Also present: Regarding application number DM/19/1624 – Barn Cottage Pavilion:  
the applicant, Mr Tony Pearson, who had registered to speak in order to give an overview *in support of* the proposal;

Regarding application number DM/19/0684 – 14 Harlands Close:  
Mr Peter Paige and Mrs Maralyn Paige, who had registered to speak *against* the application.

1. **Apologies**

There were none.

2. **Minutes**

The Minutes of the meeting held on Monday, 15 April 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

3. **Substitutes**

There were none.

4. **Members' Declarations of Interest**

There were none.

5. **Planning Appeals**

Members noted that the following appeal had been **lodged** in respect of Mid Sussex District Council's (MSDC's) decision to refuse planning permission:

Date Lodged & References	Site	Description
29/04/2019 AP/19/0034 APP/D3830/D/19/3226435  (DM/19/0291 refers)	27 Lucastes Road HAYWARDS HEATH	Proposed two storey extensions to side and front and single storey extension to side

**5. Planning Appeals (cont.)**

Members also noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission:

<b>Date Decided &amp; References</b>	<b>Site</b>	<b>Description</b>	<b>Decision</b>
03/05/2019 AP/19/0003 APP/D3830/W/19/3220010  (DM/18/2093 refers)	Linden House Birch Avenue HAYWARDS HEATH	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.)	Dismissed

**6. Licensing Applications**

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

<b>Application No. &amp; Applicant</b>	<b>Application Type</b>	<b>Premises Address</b>	<b>Nature of Application/ Variation</b>
LI/19/0563  Casual Dining Services Ltd	Premises	Café Rouge 33 The Broadway	Variation – extend hours for sale of alcohol and regulated entertainment
LI/19/0607  Magical Productions Community Interest Company  <i>(Ansty and Staplefield Parish)</i>	Premises	Borde Hill Parkland Borde Hill Lane	New premises licence

**7. Comments and Observations on Planning Applications**

Members made comments and observations on 22 planning applications as per Appendix 1 attached.

**8. Items Agreed as Urgent by the Chairman**

There were none.

The meeting closed at 8:42pm.

DRAFT

## APPENDIX 1

### 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.

The Town Council **supports** this application subject to the condition that the close board fence must be erected in the proper manner, i.e. with arris rails on the **inside** of the fence. This is to safeguard local amenity and the appearance of the street scene.

Regarding the new fence to the boundary with no. 1 Penland Close and the concerns that the resident of that property has raised, Members understand that the applicant has spoken to her and has explained that this section of fence will be the same height as the existing chain-link fence and will consist of a material on which they both agree. Members welcome the likely resolution of this issue by means of neighbourly discussion and cooperation.

#### **DM/19/1417 – 3 Amberley Close**

**Lucastes**

Demolition of existing conservatory and erection of single storey rear extension.

No comment.

#### **DM/19/1420 – 21 Manaton Close**

**Bentswood**

Oak tree (T1) – reduce height by 3 metres and reduce lateral spread by 2 metres.

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

#### **DM/19/1427 – 10 Barnmead**

**Heath**

Oak tree – reduce by 1.5 metres to 2 metres.

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

#### **DM/19/1442 – 25 Farlington Close**

**Bentswood**

Single storey side extension.

No comment.

### Week 2

#### **DM/19/1455 – 32 Edward Road**

**Ashenground**

Single storey rear and side extension.

No comment.

#### **DM/19/1469 – 3 George Avenue**

**Franklands**

Retrospective application for raised decking to a maximum height of 500mm.

No comment.

#### **DM/19/1495 – 11 Old Wickham Lane**

**Heath**

Garage conversion to a two bedroom annexe.

No comment.

### Week 3

#### **DM/19/0684 – 14 Harlands Close**

**Lucastes**

Two storey side and rear extension and new decking. (Revised plan received 29/04/2019.)

The Town Council notes the submission of a revised plan for this application (received by Mid Sussex District Council on 29/04/2019) but this does nothing to alter the Council's opposition to the proposals. Therefore, the Town Council **objects** to the application and reiterates the following reasons for doing so:

1. the proposed extension would, by virtue of its bulk, scale and proximity to the boundary with no. 13 Harlands Close, give rise to an overbearing and unneighbourly form of development which would be detrimental to the amenities and privacy of the residents of no. 13 Harlands Close;
2. it would be contrary to elements of Policies E9 and H8 of the Haywards Heath Neighbourhood Plan and Policy DP26 of the Mid Sussex District Plan 2014–2031.

Further scrutiny of the plans has also raised concerns amongst Members about what impact the proposed decking would have on the residents of no. 13 Harlands Close. Given the topography of the application site and its relationship to no. 13, the decking has the potential to be detrimental to their amenities by virtue of overlooking and loss of privacy.

Finally, because of the way in which the properties at nos 13 and 14 Harlands Close are positioned relative to each other, Members are concerned that the proposed (gable end) bedroom window on the south-west elevation and the proposed dormer window (to the same bedroom) on the south-east elevation would overlook no. 13 to the detriment of the amenities of its residents.

#### **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.

No comment.

#### **DM/19/1603 – 82 Sunnywood Drive**

**Ashenground**

Front porch and infilling of the existing rear single storey extension.

No comment.

#### **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.

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

### Week 4

#### **DM/19/1033 – 11 Syresham Gardens**

**Bentswood**

T1 Oak – reduce 2 metres and crown lift by 4.5 metres. T2 Sycamore – fell. (Revised description 08/05/2019.)

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

**DM/19/1165 – 62 Gower Road****Ashenground**

Proposed construction of an external staircase to rear elevation.

Whilst the Town Council is cognisant of the previous approval for an external staircase at the rear of this property (expired application DM/15/3970 refers), it **objects** to this latest application for the following reasons:

1. the way in which the proposed staircase has been designed and sited means that it would obscure the rear window of the ground floor flat (no. 62A Gower Road) and would result in an unneighbourly and intrusive form of development;
2. it would be detrimental to the amenities and privacy of the residents of no. 62A Gower Road and would therefore conflict with Policy DP26 of the Mid Sussex District Plan 2014–2031 ('development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29)').

There is also concern that the staircase would be too close to the boiler flue of no. 62A Gower Road and this would result in conflict with Policy DP29 of the Mid Sussex District Plan 2014–2031. The proximity of the staircase to the flue may require gas safety certification.

**DM/19/1246 – 1 Harlands Close****Lucastes**

Demolition of existing garage with 2 storey side extension to create annexe ancillary to the main dwelling. Erection of new double garage.

No comment.

**DM/19/1544 – 37 Allen Road****Bentswood**

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.

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/19/1624 – Barn Cottage Pavilion, Barn Cottage Lane****Bentswood**

New purpose-built community centre with joining tunnel to existing pavilion.

The Town Council fully **supports** this application which, if successful, would make a welcome and much needed addition to the provision of community facilities in this part of Haywards Heath. The building is of a sustainable design and the Planning Statement accompanying the application indicates compliance with the following policies of the Mid Sussex District Plan 2014–2031: DP1, DP2, DP3, DP24, DP25, DP28 and DP39. With regard to the Haywards Heath Neighbourhood Plan, the Town Council believes that the proposal meets Objective 6A (coordinate and improve green infrastructure in the town) paragraph 6.1 and complies with elements of Policies E1 and E9.

The Town Council requests that any permission granted is subject to the following conditions:

1. 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;

**cont.**

**DM/19/1624 – Barn Cottage Pavilion, Barn Cottage Lane (cont.)**

**Bentswood**

2. in accordance with the recommendation of Mid Sussex District Council's Senior Environmental Health Officer (email dated 09/05/2019 refers), a separate wash hand basin shall be fitted in the kitchen in addition to the main kitchen sink;

3. in the event that the centre is serviced by larger, Eurobin facilities – which will be collected by a commercial operator – no collections shall be permitted before 0700 hours, in order to protect resident amenity;

4. in order to protect local residents from undue noise and disturbance, all users shall vacate and secure the building by 2300 hours at the latest. This shall apply on all days of the week and on Bank Holidays and Public Holidays.

Furthermore, as the project evolves and progresses, those responsible for its delivery are asked to consider the following:

a. the installation of an effective and robust CCTV system in order to safeguard the centre against vandalism and to deter antisocial behaviour;

b. any proposals to install an air conditioning system (with its associated heat exchanger(s)) would have to ensure compliance with Mid Sussex District Council's environmental health requirements;

c. any proposals to introduce a lighting scheme for the exterior of the centre must be sympathetic to the locality and must safeguard local residents from unacceptable levels of light and disturbance. Advice on 'warm white' LED lighting should be sought from Mid Sussex District Council.

**DM/19/1627 – 36 Updown Hill**

**Lucastes**

Retrospective application for demolition of existing conservatory and replacement single storey rear extension.

No comment.

**DM/19/1634 – 38 Gordon Road**

**Heath**

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 (7ft) high fence.

No comment.

**DM/19/1642 – 71A Western Road**

**Bentswood**

Erection of first floor on existing bungalow to create a new 2 bedroom flat with a Juliette Balcony at the front of the property.

No comment.

**DM/19/1644 – Land rear of 14 High Trees**

**Bentswood**

T1 Oak – crown lift up to 7 metres.

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

**DM/19/1689 – 1 Kingfisher Drive**

**Lucastes**

Replacement pitched roof to existing rear conservatory.

No comment.