



HAYWARDS HEATH TOWN COUNCIL

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7th September, 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, 11th September 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, 21st August 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 Lodged/Decided: **None**

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 MUNDIN.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 21 August 2017

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

* Absent

** Apologies

Also present:

Councillor Mrs S M Ellis
Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding application number DM/17/3116 – Braydells,
Hurstwood Lane:

Mr Brian High, Mrs Andra Houchen and Mrs Stephanie Went, all of whom were attending in order to observe the Committee's consideration of the proposals.

(The Chairman used his discretion to allow Mrs Went and Mr Bassett to each make a brief representation as to why the application should be opposed.)

Prior to the start of the meeting, the Chairman asked all of those attending to stand for a minute's silence as a mark of respect for the late husband of one of the Town Council's members of staff. Sadly, he had passed away the day before after a short period of illness.

36. Apologies

The following apology was received:

Member	Reason for Absence
Cllr A C McPherson	Holiday

37. Minutes

The Minutes of the meeting held on Monday, 31 July 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

38. Substitutes

Councillor Mrs Ellis substituted for Councillor McPherson.

39. Members' Declarations of Interest

Councillor Howard Muddin 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."

40. Planning Appeals

Members noted that the following appeal had been **lodged** in respect of Mid Sussex District Council's decision to refuse planning permission (application number DM/16/5170 refers):

Date Lodged & References	Site	Description
15/08/2017 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.

41. Licensing Applications

There were none.

42. Comments and Observations on Planning Applications

Members made comments and observations on 26 planning applications as per Appendix 1 attached.

43. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:09pm.

APPENDIX 1

Week 1

DM/17/2685 – 95 Ashenground Road, RH16 4QA

Ashenground

Retrospective planning permission to convert detached garage to self contained dwelling and passageway to utility room.

No comment.

DM/17/2698 – 22 Lucastes Avenue, RH16 1JX

Lucastes

Whitebeam (T1) – reshape and reduce the top edge of the crown by 1 metre; magnolia (T2) – reduce crown by 2 metres and shape around remaining branches, grown too large; apple (T4) – fell and grind out stump.

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

DM/17/2773 – 8 Calbourne, RH16 4AQ

Heath

Retrospective application for replacement of dead hedge with 2m high close boarded fencing.

No comment.

DM/17/2994 – 31 Gatesmead, RH16 1SN

Heath

Two storey front extension. Amendment to granted planning permission DM/17/1190 to add 1 window to first floor bedroom 5 above front door.

No comment.

DM/17/3000 – 18–20 Sussex Road, RH16 4EA

Ashenground

Single storey rear and side flat roof extension, with privacy screens and covered way to rear vehicle access.

No comment.

DM/17/3100 – Land adjoining 19 Hazelgrove Road, RH16 3PH

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.

No comment.

DM/17/3116 – Braydells, Hurstwood Lane, RH17 7QY

Franklands

Proposed erection of two detached dwellings and detached garages; erection of garage for Braydells and modifications to existing vehicular access.

The Town Council **objects** to this application for the following reasons:

1. the site is not allocated for development within the Haywards Heath Neighbourhood Plan; on the contrary, under Policy E5, it is designated as part of the local gap between Haywards Heath and neighbouring parishes to create a landscape buffer.
2. it represents development of a site that is largely outside of the built-up area boundary of Haywards Heath;

cont.

DM/17/3116 – Braydells, Hurstwood Lane, RH17 7QY (cont.)

Franklands

3. it constitutes opportunistic rear garden (or backland) development;
4. the construction of another two dwellings in this locality would add to the number of vehicle movements along the southern part of Hurstwood Lane – which is already being used as a rat run – and would exacerbate the traffic problems that exist on this side of town. This proposal must be considered in the light of the recently permitted application for Gamblemead (DM/17/0331), the pending application for Hurst Farm (DM/17/2739) and the absence of delivery (by West Sussex County Council) of a comprehensive traffic management plan. The Town Council has been calling for this in order to address major concerns surrounding congestion and road safety, the junction of Hurstwood Lane and Fox Hill being one such concern;
5. the development and the associated access to/from Hurstwood Lane – which would replace the existing narrower driveway to Braydells – would result in the loss of hedgerow which would detract from the rural nature of the street scene;
6. the construction of dwellings with access on to the public highway where there is no footpath provision for pedestrians would add to the hazards faced by road users at this point;
7. if permission were granted, it would set an unwelcome precedent that could precipitate more or less complete residential infill of this semi-rural location on the outskirts of town.

DM/17/3125 – 91 New England Road, RH16 3LE

Bentswood

Part garage conversion with new pitched roof.

No comment.

Week 2

DM/17/2866 – 16 Sydney Road, RH16 1PZ

Heath

Proposed room in roof with new front dormer and Velux windows to side elevations. New replacement boundary fence to eastern boundary. Bi-fold doors to rear and removal of chimney.

No comment.

DM/17/2953 – Trevelyan Place, RH16 3AZ

Heath

Two pine (G1) – remove dead and diseased wood, sever and remove ivy. Mixed trees and vegetation (G5) – raise and cut back all vegetation growing over footpath and the highway to give a 3m height clearance over the footpath and a 6m clearance over the highway, and trim all growth up to 3m high back to the boundary.

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

DM/17/2977 – Merrivale, 65 Balcombe Road, RH16 1PE

Heath

Two storey side extension and single storey front and rear extension.

No comment.

DM/17/3076 – 22 Charlesworth Park, RH16 3JG

Franklands

Hornbeam (T1) – cut lower level epicormic growth (up to crown break) from tree line, back to boundary along rear of garden. Four hornbeam (G2) – reduce canopy by 1–1.5m, garden side only.

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

DM/17/3126 – Ashenground Park, 50m from Priory House, Pond Meadow

Lucastes

The diversion of a residential water waste pipe from the railway tracks to an existing watercourse within Ashenground Park.

In the event of consent being granted for this application, the Town Council requests that the following condition is imposed:

any subsequent flooding issues that arise in Bolnore Village that are attributable to these drainage works are dealt with and rectified immediately by Network Rail.

DM/17/3159 – 25 Bridgers Mill, RH16 1TF

Heath

Single storey extension and a garage conversion into a habitable space.

No comment.

DM/17/3175 – 54 Lewes Road, RH17 7SN

Franklands

Single storey rear extension and first floor side extension.

No comment.

DM/17/3198 – 72 Sydney Road, RH16 1QA

Heath

Magnolia (T1) – crown reduce to previous cut points on north and east side (overhanging property) by 2 metres (approx.); crown reduce rest of tree by 1.5 metres (approx.). Conifer (T5) – remove stem to south and lowest limb on remaining stem. Hawthorn (T2) – crown reduce by up to 3 metres. Sycamore (T3) – remove two lowest limbs to north and thin by 15%. Sycamore (T4) – remove limb to north-west (overhanging lawn).

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

DM/17/3214 – Culross House, 15 Culross Avenue, RH16 1JF

Lucastes

(T1) conifer – fell.

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

Week 3

DM/17/3055 – 4 Chelsea Arcade, The Broadway, RH16 3AP

Heath

Proposed change of use of existing beauty salon and associated storage area (Sui Generis) to Financial and Professional Services (Class A2).

No comment.

DM/17/3128 – 30 Lucastes Avenue, RH16 1JX

Lucastes

Proposed remodelling with partial demolition of exterior wall to accommodate a new single storey rear extension. New dormer to rear of existing dwelling.

No comment.

DM/17/3189 – 3 Sydney Road, RH16 1QQ

Heath

Construction of an apartment building consisting of 3x one bedroom and 3x two bedroom apartments over three upper floors, with car, cycle parking on the ground floor.

The Town Council **supports** this application in principle, subject to implementation of the following conditions:

1. the proposal must be reconfigured so as to accommodate 6 on-site parking spaces;
2. the following aspects of the development – as proposed in the Planning, Design and Access Statement and/or the drawings – **MUST** be delivered without fail:
 - a. the turntable system for vehicle parking;
 - b. the on-site communal waste bin facility (to safeguard the appearance of the street scene);
 - c. 'defensive' soft landscaping to the front elevation;
 - d. the low level brick wall to the front elevation, to provide a transition between the public realm and the proposed building;
3. given the location of the site, just off the busy Commercial Square and not far from the railway station, a Construction Management Plan shall be submitted for approval by Mid Sussex District Council. The Plan shall provide details as appropriate and shall be in the interests of highway safety and the amenities of the area;
4. 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 be limited to the following times:

Monday–Friday	08:00–18:00 hours;
Saturday	09:00–13:00 hours;
Sunday and Bank/Public Holidays	No work permitted.

DM/17/3212 – The Coach House, 5 Bolnore Road, RH16 4AB

Lucastes

Proposed outbuilding conversion and extension to provide habitable space and garage ancillary to the main dwelling.

No comment.

DM/17/3250 – 47 Turners Mill Road, RH16 1NW

Heath

Single storey rear extension.

No comment.

DM/17/3257 – Heath Court, Heath Road, RH16 3AF

Heath

Oak (T501E) – remove the west facing lowest lateral branch 30mm diameter at 3m height over driveway back to point of origin.

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

DM/17/3320 – 1 Wythwood, RH16 4RD

Franklands

Lime tree – reduce crown by up to 3m and remove epicormic growth.

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

DM/17/3334 – Central House, 25–27 Perrymount Road, RH16 3TP
Proposed new external escape stair to rear elevation of the building.

Heath

No comment.

DM/17/3338 – 51 Lucastes Avenue, RH16 1JZ
5 x acer trees – fell.

Lucastes

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

Week 1

- DM/17/2195 - The Lodge Bennetts Rise** **Franklands**
Demolition of the existing building and erection of 2no. Semi Detached houses and associated parking. (Site plan showing revised parking arrangement received 22.08.17).
- DM/17/2327 - Adjacent To 2 St Pauls On The Green, RH16 3BD** **Bentswood**
Crown lifting of trees overhanging public footpath along Oathall Road to a height of 3m. Cut back to path edge, a mixture of shrubs, mainly Laurel and crown lifting trees 07f5 and 07f6 Western Red Cedar, 07f7 Lime, 07f8 Oak, 07f9 Yew, 07fA Lime to a height of 3m (footpath side only).
- DM/17/2568 - Downlands Park Care Home Bolnore Farm Lane, RH16 4BQ** **Lucastes**
(T1) Oak and (T2) Beech - crown lift by 3m. (T3) Silver Birch - fell. (T4) laurel - cut back 2m (T5) Lime - crown reduce by 2m. (T6) lime - crown reduce by 1m.
- DM/17/3263 - 24 Mill Green Road, RH16 1XQ** **Heath**
Proposed replacement of two windows in white upvc.
- DM/17/3328 - 4 Palmerston House Commercial Square, RH16 1DR** **Heath**
Retrospective application for change of use from A1 (retail) to a mixed class coffee shop (A1/A3 use), replacement shopfront, exterior seating and signage.
- DM/17/3333 - 4 Palmerston House Commercial Square, RH16 1DR** **Heath**
Retrospective application for Internally illuminated fascia sign and projecting sign.
- DM/17/3335 - 53 Queens Road, RH16 1EG** **Heath**
Proposed rear extension and part loft conversion.
- DM/17/3369 - Physio Rooms, Church Road, RH16 3NU** **Heath**
Relocation of entrance to facilitate new disabled ramp access and replacement of doors and windows on the North East Elevation.
- DM/17/3377 - 12 Marylands, RH16 3JZ** **Bentswood**
Oak (T1) Remove lowest limb overhanging rear garden and crown reduce by 1.5 metres. Holly and Hazel (G2) Reduce by 1.5 metres on the western side.
- DM/17/3393 - Land At Gleneagles Court And Troon Court, Iona Way** **Bentswood**
Oak (T1) raise canopy to 2.4m and reduce low branches overhanging the car park by 2m. Group of Limes and Horse Chestnuts (G2) to re-pollard to old cut points.

Week 2

- DM/17/2581 - Land Adj. To 1 The Willows Colwell Road, RH16 4NA** **Franklands**
Proposed 2no. two bedroom dwellings with associated parking.
- DM/17/2666 - 31 Balcombe Road, RH16 1PA** **Heath**
Demolition of existing dwelling and garage and replacement with a new 4 bed dwelling and detached garage.
- DM/17/3263 - 24A Mill Green Road, RH16 1XQ** **Heath**
Proposed replacement of two windows in white upvc. (Amended address: 25.08.2017)

- DM/17/3337 - 49 Muster Green South, RH16 4AJ** **Lucastes**
 (T1) Mature Copper Beech - reduce crown by 3m all around. Thin by 10%. raise canopy by 3m.
- DM/17/3372 -12 Muster Green North, RH16 4AG** **Heath**
 Reduce height of a group of 4x Maples by 2-3 metres plus 1x beech tree by 2-3 metres and crown thin by 20%. Reduce height of yew tree by 1.5- 2.5 metres
- DM/17/3502 - 11 Fields End Close, RH16 3TR** **Bentswood**
 Erection of a single storey conservatory at the rear of the property.

Week 3

- DM/17/0859 - 9 Boltro Road, RH16 1BP** **Heath**
 Change of use from fast food takeaway (A5) to two residential dwellings, one at ground floor and one at first/second floor with extension and alterations. Description corrected 18.04.2017 to read - creation of one flat at ground floor level and one at ground/first floor and to include proposed first floor extension to rear and proposed extension to rear roof slope to enlarge existing bedroom. Amended plans received 31.08.2017 and 04.09.2017 showing reduction in size and relocation of first floor rear extension. Proposal to create 2 no. studio flats at ground floor level and extend existing flats.
- DM/17/3413 - Land At 37 - 55 Perrymount Road And 1-5 Clair Road, RH16 3BN** **Heath**
 Outline planning application for redevelopment of the site to provide 145 new residential units including 30% affordable housing and 1207 sq. metres of commercial floorspace (A2 use class), together with associated car parking. All matters to be reserved except from Access and Layout.
 Due to the short timescale to consider this application, it will be deferred for consideration until the Planning Committee meeting scheduled for 9th October 2017.
- DM/17/3487 - 1 Calbourne, RH16 4AQ** **Heath**
 Two Beech (T1 and T2) reduce by 2-3m and to thin the crown by 20%.
- DM/17/3517 - 38 Sydney Road, RH16 1QA** **Heath**
 Single storey side extension with some internal remodelling.
- DM/17/3534 - 4 Chelsea Arcade The Broadway, RH16 3AP** **Heath**
 Proposed 1no. internally illuminated projecting sign and Savills halo illuminated lettering above fascia.
- DM/17/3552 - 62, 64 And 74 Bentswood Road, RH16 3PW** **Bentswood**
 2 x Multi stemmed Beech trees and 1 Sycamore. Beech (T1) crown lift up to 9 metres and thin crown by 20%. (T2) Beech - Remove lowest over extended limb back to trunk and thin crown by 20%. Sycamore - fell.
- DM/17/3557 – Willows, Culross Avenue, RH16 1JF** **Lucastes**
 Proposed construction of part single storey and part two storey extension, to the front elevation and a single storey extension to the side of the property.
- DM/17/3558 - 56 Sydney Road, RH16 1QA** **Heath**
 A rear single storey infill extension is proposed at ground floor and at first floor a second infill to the rear extending the rear bedroom over ground floor kitchen and small extension above the existing front porch.

DM/17/3565 - 51 Lucastes Avenue, RH16 1JZ

Lucastes

Hornbeam (T1) - Fell. Silver Birch (T2) - Fell. Group of 6 Holly and Hornbeam (G1) - Crown lift to 5m, crown thin by 20%. 2 Conifers (G2) - Fell.

DM/17/3570 - 3 The Rushes Haywards Heath, RH16 2QH

Franklands

T1 Oak Tree - Reduce the crown by 2.5m. T2 Silver Birch - Reduce the height by 3m and the branches overhanging the pond by 1.5m.

DM/17/3577 - 2 Quarry Hill, RH16 1NQ

Lucastes

Proposed first floor extension over lounge and two storey side extension.

DM/17/3624 - 3 Cobbetts Mead, RH16 3TQ

Franklands

3 x Beech Trees. Crown thin by 20%. (T1) - reduce lowest limb over neighbouring hedge, back to first fork, closest to tip.