



HAYWARDS HEATH TOWN COUNCIL

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24th December, 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 **Thursday, 2nd January 2020 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, 9th December 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.

Appeals Lodged/Decided: **None**;

Licensing Applications: **None**.

6. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
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, C Evans, S Inglesfield, A McPherson, H Munding, R Nicholson.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 9 December 2019

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

* Absent

** Apologies

Regarding application number DM/19/4460 – Land adjacent to 2 Ferny Croft:

Mr Peter McKerchar (on behalf of the Friends of Ashenground and Bolnore Woods) and Mr Christopher Morrow, both of whom had registered to speak *against* the application;
Councillor Richard Bates (a member of the Friends of Ashenground and Bolnore Woods) and 3 members of the public, who were attending in order to observe the Committee's consideration of the application.

89. Apologies

There were none.

90. Minutes

The Minutes of the meeting held on Monday, 18 November 2019 were taken as read, confirmed as a true record and duly signed by the Chairman.

91. Substitutes

There were none.

92. Members' Declarations of Interest

Councillor Clive Laband 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) and as an appointed Member of the (MSDC) District Planning Committee. I further reserve the right to alter my views should the applications come before the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

cont.

92. Members' Declarations of Interest (cont.)

Councillor Mike Pulfer 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) and as an appointed Member of the (MSDC) Planning Committee. I further reserve the right to alter my views should the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

Other declarations were made as follows:

| Member | Application No./ Agenda Item No. | Location | Nature of Interest |
|-----------------|---|--|---|
| Cllr C N Laband | DM/19/4509 | Lloyds Pharmacy, 56-58 The Broadway | Personal – lives behind and close to the application site |

93. Planning Appeals

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

| Date Decided & References | Site | Description | Decision |
|---|--|---|-----------------|
| 27/11/2019 AP/19/0067 APP/D3830/W/19/3236156 (DM/19/1881 refers) | Linden House Birch Avenue HAYWARDS HEATH | Erection of detached 2 storey, 5-bed house with Juliette balcony to front first floor elevation. Creation of new access point on to Birch Avenue, with associated landscaping. | Dismissed |

94. Licensing Applications

There were none.

95. Comments and Observations on Planning Applications

Members made comments and observations on 20 planning applications as per Appendix 1 attached.

Re DM/19/4502, 6 Oathall Road – erection of 3-bedroom 2 storey dwelling with new access point on to Oathall Road

Because Members had differing views as to what the Town Council's response to the above mentioned application should be, Councillor Pulfer moved that it should be opposed on the grounds of back garden development. His proposal was seconded by Councillor Nicholson and was then put to the vote. Votes were recorded as: **6 in favour**, 1 against and 1 abstention. The application was therefore **opposed**.

96. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:59pm.

APPENDIX 1

Deferred from the previous meeting held on 18 November 2019

DM/19/3401 – The Lodge, Bennetts Rise

Franklands

Demolition of the existing building and erection of 2 no. three-bed semi-detached houses and associated parking.

In common with the previous application for this site – DM/17/2195 refers – the Town Council concludes that, on balance, this application should be supported. However, in addition to reiterating the comments and observations that were submitted previously (see below), Members request that the granting of any permission for this latest proposal is also conditional on the following:

- a. in order to meet the expectations of Mid Sussex District Council's Conservation Officer, the design of the houses should be amended and more specific details given regarding finish and material palette;

Reason: to accord with Policy E9 of the Haywards Heath Neighbourhood Plan and Policy DP34 of the Mid Sussex District Plan (MSDP) 2014–2031;

- b. the design of the houses should incorporate a scheme for solar panels (as unobtrusive as possible);

Reason: to accord with Policy DP39 of the MSDP 2014–2031;

- c. with reference to advice from West Sussex County Council Highways, electric vehicle charging points should be provided for both houses and ducting should be laid for the remaining parking spaces in order for them to be upgraded in the future. Covered and secure cycle storage should also be provided for both houses;

Reason: in the interests of sustainability and as a result of the Government's 'Road to Zero' strategy, and to accord with Policy DP39 of the MSDP 2014–2031;

- d. the development would benefit from a subtle, low intensity lighting scheme in the parking area and on the footpath that leads from the parking area to The Elms;

Reason: in the interests of resident safety, security and accessibility and to accord with Policy DP28 of the MSDP 2014–2031;

- e. the belt of trees on the northern side of the site must be afforded adequate protection by means of the submitted Tree Protection Plan and the advice of Mid Sussex District Council's Tree Officer.

Comments/observations submitted re DM/17/2195

Members of the Town Council's Planning Committee have decided that, on balance, this application should be **supported**. They have concluded that the proposals would replace what is a low grade building with two houses which could provide useful family accommodation. However, there does seem to be a lack of clarity with regard to a) the parking allocation for the two houses and b) how the revised configuration of the communal parking area will affect residents in Bennetts Rise, and residents from The Elms who have allotted spaces there.

In the event that permission is granted, the Town Council requests that the following conditions are imposed:

cont.

1. given the location of the site, within the Southdowns Park development and in a relatively densely populated residential area where there is high demand for residents' parking, a Construction Management Plan shall be submitted for approval by Mid Sussex District Council. The Plan shall provide details as appropriate and shall include arrangements to address the following matters which are of particular concern:
 - i. adequate provision on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles;
 - ii. prohibit the parking of contractors' vehicles in existing residents' allocated parking spaces or in locations that restrict vehicular access – this is particularly relevant to Bennetts Rise;
 - iii. a commitment to make good, at the developer's expense, any damage to local infrastructure (e.g. roads and pavements), hard and soft landscaping (e.g. fencing, verges, green spaces) or residents' properties that is attributable to the development of the site;
2. 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. |
3. no building shall take place within 15 metres of the belt of trees on the northern side of the site (bordering Colwell Road);
4. as an 'informative', the right of vehicular access to and from the proposed development via Southdowns Park should be formally agreed with the Southdowns Park Residents' Management Company.

Finally, the Town Council wishes to place on public record its concerns that the apparent piecemeal nature of applications in this locality appears to have allowed developers to circumvent the requirement to make Section 106 contributions or provide Affordable Housing. The undermining of these important facets of the development process is regrettable.

DM/19/4509 – Lloyds Pharmacy, 56–58 The Broadway

Heath

Proposed change of use of existing A1 use (shop) to mixed use A3/A4 use (restaurant/drinking establishment) with associated external alterations.

The Town Council **supports** this application in principle, which aims to expand and improve the social amenity offering that this site could provide to visitors and residents enjoying the leisure and entertainment facilities in the neighbourhood. This is a high density, mixed business/residential area and conditions are required to protect nearby resident amenity. The proposal would appear to meet the requirements of the relevant policies detailed in the Haywards Heath Neighbourhood Plan (HHNP), i.e. Policies E9, B2 and B3.

The Town Council wishes to draw the Case Officer's attention to the comments and recommendations from Mid Sussex District Council's Contaminated Land and Environmental Protection Officer, which it fully supports save for a slight difference in the permitted timings for deliveries (see 2. below).

cont.

DM/19/4509 – Lloyds Pharmacy, 56–58 The Broadway (cont.)

Heath

If permission is to be granted, the Town Council requests that this is subject to the following conditions being set (these are in addition to those recommended by the Contaminated Land and Environmental Protection Officer):

1. at no time shall any refuse bins of any type be stored at the front of the premises, i.e. facing on to The Broadway;

Reason: in the interests of visual amenity and to accord with Policy DP26 of the Mid Sussex District Plan (MSDP) 2014–2031;

2. deliveries (operational): no commercial goods or commercial waste shall be loaded or unloaded on to or from a delivery or collection vehicle except between the hours of 07:30–18:00 hours Monday to Saturday and between the hours of 09:00–18:00 hours on Sunday and Bank/Public Holidays;

Reason: to safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the MSDP 2014–2031;

3. doors to the proposed storage facilities at the rear of the application site (including the outbuilding on the other side of the service road) shall be fitted with 'silent' opening and closing mechanisms;

Reason: to safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the MSDP 2014–2031;

- 4 given the busy, town centre location of the site, where businesses and residential properties coexist in close proximity, a Construction Management Plan (CMP) shall be submitted for approval by Mid Sussex District Council. The CMP shall include details regarding any requirement for on-street parking of contractors' vehicles in The Broadway and measures that will be taken to mitigate the impact on local commerce;

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

Reason: to safeguard the amenities of nearby residents and to accord with Policy DP29 of the MSDP 2014–2031;

6. in accordance with the advice provided by West Sussex County Council Highways, adequate cycle parking provision must be made on site to help promote the use of sustainable alternative modes of transport to the private car. This would accord with condition 5. of the permission granted for application reference DM/15/4485 – proposed first floor extension of existing single retail unit to form 2x 1-bed apartments with access to the rear – at the same address. Condition 5. stated that:

'the development shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority for the parking of bicycles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: to enable adequate provision for a facility which is likely to reduce the amount of vehicular traffic on existing roads...'

cont.

DM/19/4509 – Lloyds Pharmacy, 56–58 The Broadway (cont.)

Heath

Finally, paragraph 6.24. of the Planning Statement prepared by DOWSETTMAYHEW Planning Partnership Ltd makes reference to the fact that the application site benefits from the existing rear access/service road. This is in need of resurfacing and the Town Council would welcome an initiative, be it financial or otherwise, to get this kick-started.

Week 1

DM/19/3292 – St. Francis Sports and Social Club, Colwell Road

Franklands

Additions to existing building to create new single-storey Community Hall with ancillary meeting room facilities, site museum, WC facilities plus parking and external works (amended scheme to that approved under DM/17/0852). Amended plans received 30 October 2019 and 18 November 2019 showing reduction in roof height and additional landscaping.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 30/10/2019 and 18/11/2019) and **supports** the proposed amendments to reduce the height of the roof of the Community Hall and to add some further hedgerow/tree planting. In addition to reiterating the comments and observations that have already been submitted for this application (see below), the Town Council cannot emphasise strongly enough that a traffic management plan is essential for the private road network serving the site (i.e. within the Princess Royal Hospital/Southdowns Park complex) and that the NHS Trust (Princess Royal Hospital) in particular must acknowledge that it has been consulted on the proposals and is fully aware of what is going on.

Original comments/observations submitted for this application on 19/09/2019

The Town Council fully **supports** this application which, like the earlier proposal approved under Mid Sussex District Council (MSDC) reference DM/17/0852, ties in with Policy L8 of the Haywards Heath Neighbourhood Plan. The provision of additional and enhanced facilities for use by the local community is to be welcomed.

Whilst the representations made by members of the public are duly noted, most of the concerns raised have already been addressed during the consideration and determination of the extant approved scheme. However, the Town Council concurs with the correspondence dated 13 June 2019 from MSDC's Team Leader (Major Development and Enforcement) to the architects, particularly where he comments *'in the submission of any revised application, very careful consideration is given to the matters that arise through the determination of the previous application, particularly in respect of the representations received.'*

The Town Council also wishes to highlight the conclusions of RF Environmental regarding the noise impact of this new proposal, which state *'it can be concluded that the noise impact from the newly proposed building will be less than originally assessed at the properties to the west of the site, while there would no increase in noise at properties to the north of the site. Noise impact at properties to the east of the site would also be low due to distance. The noise control conditions included on the original planning consent would be adequate in controlling noise from the newly proposed development and no further assessment of noise impact is deemed to be necessary.'*

The Town Council requests that all apposite comments and observations that it submitted in respect of application DM/17/0852 are taken into account when considering this latest proposal. For the record, these are laid out below.

Comments/observations submitted re DM/17/0852

The enhancement of the existing facilities at the St. Francis Sports Site is covered under Policy L8 of the Haywards Heath Neighbourhood Plan and the Town Council welcomes the opportunity to comment on this planning application which seeks to make various additions to the existing building.

cont.

DM/19/3292 – St. Francis Sports and Social Club, Colwell Road (cont.)

Franklands

The Town Council is mindful of the sensitivities of the site in relation to its proximity to existing residential properties and its setting beneath the Grade II listed former St. Francis Hospital buildings, now known as Southdowns Park. After due consideration of the proposals, the Town Council **supports** this application in principle, subject to the following caveats:

- there should be a comprehensive review/investigation of any restrictive covenants that may apply to the site;
- an existing car park – not part of this application – near to the bowls club shall be made available as an overflow car park for the new facility and shall remain so in perpetuity;
- a Noise Management Plan shall be implemented in order to monitor and control any noise that may be generated as a result of events being held at the facility. Section 6.0 (Noise Management and Control) of the Noise Assessment and Noise Management Plan (Technical Report: RFE-130-17-02) that accompanies the application would seem to cover the requirements necessary in order to safeguard resident amenity;
- whilst acknowledging that an independent Traffic Report has been prepared in support of the application, it is requested that a 'site visited' traffic survey – as opposed to a desktop study – be carried out by West Sussex County Council in its capacity as local highway authority;
- in advance of any development taking place on the site, there must be 'official' sight of any legal Agreement that confirms the St. Francis Social and Sports Club's (SFSSC's) right of access over the road network within the Princess Royal Hospital site;
- where necessary, and particularly at the western boundary of the site, i.e. that nearest to Bowden Way, SFSSC shall erect fencing to prevent any external (and unauthorised) pedestrian access to the site other than by the permitted formal entrance and the public footpath close to the bowling green car park;
- the area of woodland at the south-western corner of the site shall be supplemented by additional planting in order to help close any gaps in the landscape screen and thus protect resident amenity in Bowden Way, etc.;
- regarding commercial deliveries and collections (including the removal of waste/refuse bins), there shall be none on Bank/Public Holidays or at any other time except between the hours of 08:00 and 18:00 Mondays to Fridays, and 09:00 and 13:00 Saturdays and/or Sundays; reason – to safeguard the amenities of nearby residents and to accord with Policies B3 and B23 of the Mid Sussex Local Plan and Policy DP27 of the draft Mid Sussex District Plan;
- the proposal shall be tested against all relevant policies contained within the Haywards Heath Neighbourhood Plan, with particular focus being given to Policy E9;
- there shall be no movement of glass within, to or from the facility ('bottling out') outside the hours of 08:00 to 20:00 daily; reason – to safeguard the amenities of nearby residents and to accord with Policies B3 and B23 of the Mid Sussex Local Plan and Policy DP27 of the draft Mid Sussex District Plan;
- throughout the construction period, the hours of works and any associated deliveries shall be restricted to 08:00 to 18:00 hours Monday to Fridays, 09:00 to 13:00 hours Saturdays, and no works on Sundays or Bank/Public Holidays; reason – to safeguard the amenities of nearby residents and to accord with Policies B3 and B23 of the Mid Sussex Local Plan and Policy DP27 of the draft Mid Sussex District Plan;

cont.

- with regard to the private road network serving the site, i.e. within the Princess Royal Hospital/Southdowns Park complex, there should be a fair and transparent Agreement between all permitted users of the road – which would include SFSSC – to ensure that they contribute their fair share to a separate fund, established and ring-fenced for road maintenance and road replacement in due course. All stakeholder interests in the road and its sustainability should be agreed as a planning condition in order to protect the wider public interest of continuity of access, the investment of public resources and to deliver the fiduciary duty of care to the Section 106 funding secured via the Mid Sussex District Council (MSDC) Cabinet Grants Panel;
- any proposed exterior lighting installations, e.g. street lights, shall have a warm LED light with a correlated colour temperature of between 2700K and 3000K; reason – to safeguard the amenities of nearby residents and to accord with Policy B24 of the Mid Sussex Local Plan and Policy DP27 of the draft Mid Sussex District Plan;
- no development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by MSDC. The approved CMP shall be implemented and adhered to throughout the construction period and shall stipulate that all construction traffic must access and leave the application site via the main entrance to the Princess Royal Hospital, i.e. from the roundabout on the B272. Use of the access off Colwell Road, through Southdowns Park, shall be prohibited. SFSSC shall arrange for directional signposts to be installed at key points throughout the Princess Royal Hospital road network so as to clearly inform construction traffic of the direction of travel.

Looking at the proposed layout of the site, and in the interests of resident amenity in Bowden Way in particular, Members would like to know whether there would be any merit in repositioning the 4 (staff) parking spaces and the refuse bin store away from the south-western side of the site. However, this would have to be achieved without being detrimental to residents elsewhere, e.g. in Southdowns Park.

Further comments from Haywards Heath Town Council following the applicant's submission of amended drawings and supporting documents to Mid Sussex District Council (dated 5 June 2017).

The Town Council's position regarding this application remains one of **support** in principle. This accords with Policy L8 of the Haywards Heath Neighbourhood Plan.

The Town Council acknowledges that these amended plans go some way towards addressing concerns and issues that were raised when the application was first considered on 27 March 2017. At that time, there was particular focus on safeguarding the amenities of residents living in Bowden Way and Southdowns Park. However, Members are of the opinion that even with the amendments and additional documentation (traffic report), the application is lacking in crucial information relating to the predicted flow and management of traffic throughout the private road network serving the site (i.e. within the Princess Royal Hospital/Southdowns Park complex), not only during the construction period but beyond.

The Town Council was disappointed that a detailed traffic management report still remains outstanding and so requests that an all-embracing traffic management scheme is produced and that all stakeholders, the NHS Trust in particular, are formally consulted on the proposals. It must be obligatory for all traffic, construction or otherwise, to access and leave the application site via the main entrance to the Princess Royal Hospital, i.e. from the roundabout on the B272. Use of the access off Colwell Road, through Southdowns Park, should be prohibited.

cont.

DM/19/3292 – St. Francis Sports and Social Club, Colwell Road (cont.)

Franklands

Remaining on the subject of traffic management, the Town Council further requests that West Sussex County Council, in its capacity as highway authority, assesses the likely impact of construction traffic on the public highway in the locality. This should be by means of a 'site visited' traffic survey as opposed to a desktop study. In the interests of highway safety in what is a busy and densely populated area, construction traffic must be directed to arrive at and leave the Princess Royal Hospital main entrance via the Haywards Heath relief road (A272) roundabout to the east. This would prevent heavy goods vehicles from using other roads to the west – e.g. Franklynn Road, Colwell Road and Wivelsfield Road – as a short cut. Indeed Colwell Road, which is always heavily congested with on-street parking on its northern side, must be designated as off-limits to construction traffic at all times.

The Town Council remains concerned regarding the adequacy of parking facilities and how any overflow of cars will be debarred from parking in the Southdowns Park residences parking or surrounding roads.

The Town Council welcomes the inclusion of a 2 metre high close boarded fence along the entire length of the western boundary of the application site. However, Members understand that this may not extend far enough to prevent unauthorised pedestrian access to and from the site via Bowden Way. Therefore, the Town Council asks the St. Francis Social and Sports Club to revisit this issue in order to come up with a solution that would be acceptable to all parties. It may be helpful to consult with residents of Bowden Way to establish what their expectations are.

The Town Council asks that all comments and observations that remain apposite from its original submission dated 5 April 2017 are taken into consideration by Mid Sussex District Council when determining the application. The proposals must be tested against all relevant policies contained within the Haywards Heath Neighbourhood Plan, notably Policies L8 and E9:

Policy L8

Land is allocated at the St. Francis Sports Site for the enhancement of the existing facilities. Proposals will have to demonstrate:

- that the height, scale, design and materials of any proposed buildings are appropriate to the site and its location;
- the height, scale, design and materials of the development will not harm the setting of the adjacent listed building;
- there is no harm arising to the adjoining ancient woodland;
- that satisfactory vehicular arrangements and servicing are secured;
- that there will be no unacceptable levels of light, noise, air or water pollution to the nearby residential properties;
- that adequate car and cycle parking can be provided on site;
- that the development will safeguard the amenities of the neighbouring properties.

Policy E9

Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- height, scale, spacing, layout, orientation, design and materials of buildings;
- the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset;
- respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;
- creates safe, accessible and well-connected environments that meet the needs of users;
- will not result in unacceptable levels of light, noise, air or water pollution;
- makes best use of the site to accommodate development;
- car parking is designed and located so that it fits in with the character of the proposed development.

cont.

DM/19/3292 – St. Francis Sports and Social Club, Colwell Road (cont.) **Franklands**
Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.

DM/19/4198 – 14 Fields End Close **Bentswood**
(T1) Oak – crown reduction of approximately 2m and lift epicormic to first limb.

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

DM/19/4676 – 25A Orchard Close **Heath**
Retrospective application for a garden shelter at the back of the rear garden.

No comment.

DM/19/4701 – 2 Lucastes Lane **Lucastes**
T1 Beech – reduce height of tree by 6m and remove epicormic growth.

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

DM/19/4727 – 10 The Grove **Franklands**
Oak (T1) – remove major limb over utility room back to trunk and 2m reduction overhanging roof. Oak (T2) – remove lowest drooping branch and 1.5m crown reduction.

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

DM/19/4731 – Land south of Old Rocky Lane **Ashenground**
Erection of 5 no. three storey dwellings along with associated access, landscaping and parking.

The Town Council **objects** to this application on account of there being no provision for affordable housing, which is contrary to Policy DP31 of the Mid Sussex District Plan (MSDP) 2014–2031. Whilst Members accept the applicant's contention that the site is unused windfall development land, they believe it is effectively an extension to the adjacent development of three blocks of apartments which was permitted under application references DM/15/5107 (outline) and DM/16/5547 (reserved matters). In other words, this latest proposal and the development of apartments each represent constituent parts of a 'cumulative' application for the entire site and, therefore, should both be subject to the same planning policy obligations. The Town Council has concerns that the Planning Supporting Statement prepared by DMH Stallard LLP conveniently omits any reference to the affordable housing liability for this site extension.

In the event that the application is granted permission, the Town Council requests that it is subject to the following conditions:

1. in view of the likely increase in vehicle movements to and from the houses and apartments, the short stretch of Old Rocky Lane leading from the roundabout on the A272 relief road to the development must be upgraded so that it provides a proper continuous pavement for pedestrians as far as the footpath to Bolnore Village. At present, the pavement ceases shortly after exiting the A272, compelling motorists and pedestrians to use the same part of the highway, which is potentially hazardous and detrimental to highway safety;
2. street lighting provision along the short stretch of Old Rocky Lane should be improved for the benefit of pedestrians and highway safety in general. Care must be taken to ensure that any scheme does not cause undue light pollution for nearby residents;

cont.

DM/19/4731 – Land south of Old Rocky Lane (cont.)

Ashenground

3. the number of proposed on-site car parking spaces for five houses is inadequate and must be increased to ensure that parking does not spill out of the development on to Old Rocky Lane;
4. the design of the houses should incorporate a scheme for solar panels (as unobtrusive as possible);

Reason: to accord with Policy DP39 of the MSDP 2014–2031;

5. electric vehicle charging points should be provided in the allocated parking area and ducting should be laid in order for any remaining parking spaces to be upgraded in the future;

Reason: in the interests of sustainability and as a result of the Government's 'Road to Zero' strategy, and to accord with Policy DP39 of the MSDP 2014–2031;

6. developer Section 106 contributions for local community infrastructure are allocated towards the proposed Country Park on land off of Hurstwood Lane.

Finally, the Town Council asks that Mid Sussex District Council reviews the ecological status of the site, given its previous status first as a reptile receptor site and then as a site from which reptiles – mainly slow-worm and common lizard – were translocated.

DM/19/4752 – 86 Sunnywood Drive

Ashenground

Loft conversion with full width rear dormer and three roof lights to the front elevation, side extension with internal alterations and new porch.

No comment.

DM/19/4791 – 72 Sydney Road

Heath

T1 Magnolia – reduce crown by 1–2 metres, western side (near to house) remove limb growing into house. Y2 Yew – reduce crown 1–2 metres.

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

Week 2

DM/19/4460 – Land adjacent to 2 Ferny Croft

Lucastes

Change of use of land to private garden for 2 Ferny Croft. Amended plans received 26.11.2019 showing chain-link fence to be installed on western boundary.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 26/11/2019). However, this latest proposal does nothing to alter the view of Members that the application is disingenuous and represents an opportunistic attempt at 'land grab'. Therefore, the Town Council **objects** to it and reiterates the following comments/observations, which were submitted when the application was first considered on 18/11/2019:

'The Town Council **objects** to this application and is extremely disappointed to be considering it, to the extent that it would like to see the application withdrawn permanently and efforts made by the owners of the land, whoever they are, to work with the community to ensure that it is fully returned to its original status as a vital green corridor for wildlife. It should be subject to little intervention with, for example, grass cutting being limited to a frequency of twice a year in accordance with the Ecological Management Plan for this part of Bolnore Village. This antisocial application is contrary to Policies DP37 and DP38 of the Mid Sussex District Plan 2014–2031 and under no circumstances can the Town Council support it.

cont.

DM/19/4460 – Land adjacent to 2 Ferny Croft (cont.)

Lucastes

On a visit to the site, Members noted that part of it is already being managed as private garden space in advance of the application being determined. They request that this stops immediately and that any shrubs planted on the site by the applicants are removed. If no attempt is made to return the site to its original/intended state, Mid Sussex District Council (MSDC) should take enforcement action. During their visit, Members also saw clear evidence of wildlife tracks through the long grass and hedge, demonstrating the importance of the site as a green corridor.

The Town Council asks MSDC to check Land Registry records to ensure that the original and registered plot size of no. 2 Ferny Croft has not been increased by means of unauthorised encroachment on to the application site. If there is evidence that encroachment has occurred, enforcement action should be taken.

Finally, we request that MSDC confirm that the transfer of ownership of the land from the developers to the applicants was not in contravention of the Section 106 Agreement for this phase of the Bolnore Village development.'

DM/19/4771 – Ashley, 8 Birchen Lane

Heath

Part single, part two storey extension to front and rear, and garage conversion to create an annexe on the eastern side. Existing garage roof extended to the main ridge to create 2 no. bedrooms within. Two storey extension to the front. Single storey extension to the western side with rooms in roof. Single storey double garage. Three juliette balconies to northern side dormer.

No comment.

DM/19/4811 – Land at Grid Reference 533311 125586 Birchen Lane

Heath

Relating to planning application DM/15/3415 (allowed on appeal reference number AP/15/0021). Proposed variation to section 2 and 3 to allow for the ownership and management of the woodland by a woodland management trust. Also, variation to paragraphs 2.5 and 5.12 to allow for a post and wire fence around the woodland for security purposes.

This application lacks **a)** a detailed and accurate site plan showing the location of the proposed post and wire fence, and **b)** a proper explanation as to why the fence is needed in the first place. To state that it is 'for security purposes' is not sufficient to enable the Town Council to make an informed and meaningful comment and therefore, it will **defer** doing so until further information is forthcoming.

The Town Council's objective is to protect the environment and continuing biodiversity of the location. Deer and badgers have been observed there, so the utmost care must be taken to ensure this wildlife corridor is preserved. A covenant is required, preventing and/or requiring Mid Sussex District Council (MSDC) consent for any release of the area into a single private entity, for the avoidance of doubt to preclude any domestic use, fencing off or cultivation by adjoining landowners.

NB A Councillor site visit observed two tent-like structures on the other side (Lindfield) of the tree boundary/ancient woodland at the end of Brook Lane. Following concerns raised by residents, we ask that MSDC Officers investigate this use.

DM/19/4827 – Lyoth Cottage, Lewes Road

Franklands

Work to clear footpath between Lyoth Cottage and 37 Lewes Road. Chestnut (in garden of no. 37 Lewes Road) – remove 3 low limbs growing across path. Crown lift vegetation to 2.5 metres along path from Lewes Road to end of Lyoth Cottage property line, and strim 1 metre either side of the path.

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

DM/19/4885 – Land adjacent to 1 Park View, The Heath Recreation Ground **Heath**
Row of 8 x Lombardi poplar trees as shown as 036E 036F 036G 036H 036J 036K 036L 036M on
supplied plan – re-pollard all regrowth back to previous pruning points.

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

Week 3

DM/19/4502 – 6 Oathall Road **Bentswood**
Erection of 3-bedroom 2 storey dwelling with new access point on to Oathall Road.

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

1. it represents an opportunistic attempt at rear 'garden grab' which, if permitted, would give rise to an unneighbourly form of development which would be detrimental to the amenities of neighbouring residents;
2. the formation of a long access drive between 4 Oathall Road and 6 Oathall Road itself would adversely affect the peace and quiet that residents of those properties currently enjoy in their rear gardens. This would be because of vehicular noise and disturbance;
3. the proposal would prejudice the enjoyment of the land for any future occupants of 6 Oathall Road;
4. it is contrary to Policies E9 and H8 of the Haywards Heath Neighbourhood Plan;
5. it is contrary to Policy DP26 of the Mid Sussex District Plan 2014–2031;
6. the proposed location for the refuse bins, i.e. outside of the access gates, means they would be permanently on view from the street and thereby detrimental to the streetscape. This is contrary to elements of Principle DG21 of Mid Sussex District Council's Draft Mid Sussex Design Guide Supplementary Planning Document.

DM/19/4558 – 1 Bruce Close **Ashenground**
Retrospective application for brick wall with fence on top.

No comment.

DM/19/4668 – 118 South Road **Heath**
Three storey rear extension to form storage and office space for the shop.

No comment.

DM/19/4881 – 38 Gordon Road **Heath**
Single storey rear extension, single storey side extension and loft conversion.

No comment.

DM/19/4914 – 7 Oldfield Drive **Franklands**
Conversion of garage to living accommodation.

No comment.

ITEM 6

Deferred from the previous meeting held on 9 December 2019

DM/19/4811 – Land north of Birchen Lane (grid reference 533311 125586) Heath

Relating to planning application DM/15/3415 (allowed on appeal reference number AP/15/0021). Proposed variation to section 2 and 3 to allow for the ownership and management of the woodland by a woodland management trust. Also variation to paragraphs 2.5 and 5.12 to allow for a post and wire fence around the woodland for security purposes.

This application has, for the time being, been withdrawn.

Week 1

DM/19/2249 – 26 Western Road Bentswood

Demolition of existing garage and the erection of a two storey side extension, part single, part two storey rear extension with rear first floor Juliette balcony. Internal alterations and roof lights to the south east (rear) elevation. Amended plans received 20/11/2019.

DM/19/4863 – 1 Beech Cottages, St. Johns Road Ashenground

Front porch, front driveway and rear parking.

DM/19/4885 – Land adjacent to 1 Park View, The Heath Recreation Ground, Perrymount Rd Heath

Remove all poplars and replace with 12 hornbeams. (Amended description 10.12.2019.)

DM/19/4962 – 16 Orchard Way Heath

Single storey side extension at ground floor and conversion of existing loft including sloping roof dormer and new roof construction and Velux roof lights.

DM/19/4965 – 23 Sergison Road Lucastes

Ground floor rear extension, first floor front extension, reduced garage door and associated alterations.

DM/19/4972 – 14–16 Sussex Road Ashenground

Application for determination as to whether prior approval is required for change of use from an office (Class B1a use) to 3 no. self-contained flats, 2 x 1 bed and 1 x 2 bed (Class C3 use).

DM/19/4986 – Land rear of 24 Penland Road Lucastes

T1 Oak – remove lowest, forked branch overhanging 22 and 24 Penland Road back to trunk and reduce other overhanging branches by up to 2.5m.

Week 2

DM/19/5071 – 55 Lucastes Avenue Lucastes

Single storey side extension and enclose existing rear roof terrace to form a study/fifth bedroom with a Juliette balcony.

DM/19/5076 – 9 Belvedere Walk

Lucastes

Loft conversion with new skylights. Single storey rear extension extends 3m to rear, eaves at 3m high and total build height at 4m. 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/19/5077 – 6 Redwood Drive

Ashenground

Oak – monolith to a height of approx. 6 metres. Hazel x 3 – coppice to base.

DM/19/5078 – 7 Oldfield Drive

Franklands

Proposed felling of various trees on this site, as identified on accompanying sketch plan 1, 2 and 3.

DM/19/5084 – 59 Rumbolds Lane

Ashenground

Front porch extension.

DM/19/5089 – 2 Lucastes Lane

Lucastes

(T1) Sycamore – fell.

DM/19/5094 – 4 Lucas Way

Lucastes

Proposed two storey front and side extension, proposed single storey rear extension, proposed new entrance canopy and cat slide roof over. Proposed new permeable block paving to existing driveway.