

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 27 August 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

* Absent
** Apologies

Also present: Councillor L S Wickremaratchi

42. Apologies

The following apologies were received:

Member	Reason for Absence
Cllr M J Pulfer	Holiday
Cllr A C McPherson	Holiday

43. Minutes

With regard to the minutes of the meeting for Monday, 5 August 2019 and specifically the application for Gamblemead (DM/19/2764 refers), Members discussed an email that Councillor Richard Bates had sent to the Responsible Financial Officer (RFO) on 22 August 2019 stating who had spoken about what in relation to the application. (It should be noted that neither Councillor Laband (Chairman) nor the RFO had been present at the meeting on 5 August 2019.) Councillor Bates had talked about road layout issues, Councillor Evans about cycle lanes on Fox Hill and Councillor Pulfer about traffic lights at the Hurstwood Lane junction. Members **AGREED** to a minor amendment to the minutes in order to reflect Councillor Bates' statement and the minutes were then taken as read, confirmed as a true record and duly signed by the Chairman.

44. Substitutes

Councillor Wickremaratchi substituted for Councillor McPherson. In the absence of Councillor Pulfer (Vice Chairman), Councillor Laband nominated Councillor Wickremaratchi – on account of his long-standing experience – to act as Vice Chairman for the meeting. This was seconded by Councillor Nicholson and **AGREED** unanimously by the Committee.

45. Members' Declarations of Interest

Councillor Clive Laband made the following declaration:

"I declare a personal interest in all licensing applications/matters under agenda items 5, 7 and 8 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee. I also declare a personal interest in all planning applications under agenda item 6 as an elected Member of MSDC and as an appointed Member of the (MSDC) District Planning Committee. I further reserve the right to alter my views should the applications/matters come before the Licensing Committee or the District Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

46. Planning Appeals

There were none.

47. Licensing Applications

There were none.

48. Comments and Observations on Planning Applications

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

49. MSDC Consultation on the Statement of Licensing Policy 2020 (Licensing Act 2003)

In advance of the meeting, Members had been emailed with a consultation document from MSDC regarding a review of its Statement of Licensing Policy. The Draft Policy was the fifth since the Licensing Act 2003 became law on 24 November 2005. A number of revisions had been made by the Government in the light of experience of the Act and suggestions from its practitioners.

Members **AGREED** to support the Draft Statement which, once approved, would take effect from 5 January 2020 for five years. They were particularly pleased to note that the Draft Statement maintained existing protections for the community in relation to the granting of permission for the use of outside areas, where adjusted for locality and circumstances.

50. MSDC Consultation on the Sex Establishment Licensing Policy 2019

In advance of the meeting, Members had been emailed with a consultation document from MSDC regarding a review of its Sex Establishment Licensing Policy. The Policy had been first introduced during 2010 and had been last reviewed in 2016. There had been no legislative changes to affect the Policy since then. The only amendment was the review time, from three to five years.

Members **AGREED** to support the Draft Statement of Policy which, once approved, would take effect from 28 November 2019 for five years.

51. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8:14pm.

APPENDIX 1

Week 1

DM/19/3039 – 30 Lucastes Road

Lucastes

Partial demolition of previous flat roof extensions and existing garage, new two storey side extension with first floor rear balcony and a new orangery to rear.

No comment.

DM/19/3052 – 54 Sydney Road

Heath

Demolition of part existing single storey rear extension and erection of new single storey extensions to form new kitchen/dining/WC areas.

No comment.

DM/19/3059 – Shell Birch, 5 Lewes Road

Franklands

Proposed single storey side extensions, new timber fenced bin store and creation of 5 no. parking spaces.

No comment.

DM/19/3060 – 39 Western Road

Bentswood

Demolition of rear conservatory, replace with a single storey extension and first floor extension. Loft conversion with the formation of a new dormer to face adjoining property.

No comment.

DM/19/3072 – 7 Oldfield Drive

Franklands

Variation of planning condition number 16 relating to planning application 14/02484/FUL (car parking spaces and garages), to remove the words 'These spaces shall thereafter be retained at all times for their designated use'.

No comment.

DM/19/3095 – 25 Northlands Avenue

Franklands

Move rear fence line to edge of property boundary, adjacent to public footpath.

No comment.

DM/19/3121 – Braydells, Hurstwood Lane

Franklands

Variation of condition 14 relating to planning reference DM/19/0206 to allow for amended plans for the installation of windows and roof lights to facilitate the use of the roof space of all four dwellings as habitable accommodation.

No comment.

Week 2

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. Amended plans received 26.06.2019 and 04.07.2019 showing reduction in size and relocation of proposed garage and reduction in size of proposed front dormer. Amended plans received 12.08.2019 showing depth of garage increased to front by 0.8 metres.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 12/08/2019) 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 reason for doing so:

the proposals would give rise to an overdevelopment of the site and would result in an unneighbourly form of development which would be out of keeping with the street scene. Thus, the application conflicts with elements of i) Policies E9 and H9 of the Haywards Heath Neighbourhood Plan, and ii) Policy DP26 of the Mid Sussex District Plan 2014–2031.

DM/19/2863 – 66 Gordon Road

Heath

Proposed garden studio to the rear of the property.

No comment.

DM/19/3164 – 5 Lucas Way

Lucastes

T1 to T4 – 4 no. Sycamore – multi-stemmed – reduce and reshape crowns by up to 4m to growth points. T5 and T6 – Ash – multi-stemmed – reduce and reshape crowns by up to 4m to growth points. T7 – 1 no. Maple – in neighbouring garden – prune back canopy away from garden by up to 2.5m. T8 – 1 no. Lawson Cypress – in neighbouring garden – reduce top by up to 4 metres.

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

DM/19/3165 – 3 Alpine Cottages, St. Edmunds Road

Ashenground

Part single storey, part two storey rear extension with associated works.

The Town Council makes no comment on this application but if it is approved, it is requested that this is subject to the following conditions being imposed:

1. because of the location of the property, i.e. in a congested residential road where there is high density housing, no works shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This is in the interests of highway safety and the amenities of the locality;
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 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.

DM/19/3219 – 54 Wickham Way

Heath

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

No comment.

DM/19/3229 – 4 The Dell

Lucastes

Pollard back 8 no. Alders to level carried out in 2016. Crown reduce 2 no. Sycamores by 1.5 metres.

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

Week 3

DM/19/1742 – The Heath Recreation Ground, Perrymount Road

Heath

Installation of a 75m x 8m high ball stop fence along the northern boundary of Haywards Heath Cricket Club pitch (amended plans and description 25.07.2019, amended plans 14.08.2019).

The Town Council notes both the submission of amended plans dated 14/08/2019 and the objections that have been raised by a neighbouring resident. Taking these into consideration, the Town Council **SUPPORTS** the application on the basis that the netting is only in place for the duration of the cricket season and is taken down afterwards.

DM/19/2147 – 51 Victoria Road

Bentswood

Two storey side extension and single storey rear extension (amended plan received 6 August and 15 August 2019).

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 06/08/2019 and 15/08/2019), the latest of which shows the removal of the proposed side door within the passageway between nos 49 and 51 Victoria Road. Whilst the Town Council acknowledges the objections that have been raised by neighbouring residents, it makes no comment on the most recent proposal itself. However, if the application is approved, it is requested that this is subject to the following condition being imposed:

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.

DM/19/3145 – 5 Laburnum Way

Franklands

Single storey rear extension and internal remodelling.

No comment.

DM/19/3256 – 64 Penland Road

Heath

Single storey side and rear extension with a dormer window to side roof. 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/19/3279 – 6 Lucastes Road

Lucastes

T1 Ash – reduce 3 limbs overhanging garden by up to 3 metres. T2 Ash – reduce back 4 limbs overhanging garden by up to 3 metres. T3 Sycamore – reduce overhanging branch back to hedge by 3 metres. T4 Sycamore – reduce overhanging branch back to hedge by 3 metres.

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

DM/19/3288 – Specsavers, 89 South Road**Ashenground**

Proposed 1 no. new outdoor AC condensing unit. Wall mounted at the rear of the property, to the side elevation at ground floor level.

If the application is granted, the Town Council asks that the new plant and machinery are approved by Mid Sussex District Council's Environmental Health Team. Furthermore, all plant and machinery shall, before being used, be enclosed with soundproofing materials and/or mounted in a way which will minimise transmission of structure borne and airborne sound to any neighbouring residential properties in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The applicant shall also submit, to be approved in writing by the Local Planning Authority before use, written acoustic evidence that the plant and machinery does obtain a sound level of 10dB below the minimum ambient background sound level, one metre from the boundary of any nearby residential dwellings. Reason – to protect the amenity of neighbouring residents from noise and vibration and to comply with Policy DP29 of the Mid Sussex District Plan 2014–2031 and Policy B3 of the Haywards Heath Neighbourhood Plan.

DM/19/3291 – Specsavers, 89 South Road**Ashenground**

Proposed 1 no. internally illuminated fascia sign and 1 no. internally illuminated hanging sign. Proposed 1 no. window advertisement to rear elevation.

No comment.

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).

To enable Members of the Committee to properly familiarise themselves with all aspects of this application and to serve the wider best interests of the community, it was agreed that consideration of the application would be deferred until the meeting scheduled for Monday, 16 September 2019.

DM/19/3304 – 30 Lucastes Road**Lucastes**

Two Conifers (Western Red Cedar/Juniper T1 and T2) fell. Two Oaks (T3 and T4) reduce crown by up to 3m. Group of Holly (G1) crown reduction by up to 2m.

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

DM/19/3340 – 3 Colwell Close**Ashenground**

Scots Pine (T1) reduce in height and reach by approximately 4m.

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