

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 4 December 2017

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: Mr Eric Bassett, Chair of the Haywards Heath Society

79. Apologies

There were none.

80. Minutes

The Minutes of the meeting held on Monday, 13 November 2017 were taken as read, confirmed as a true record and duly signed by the Chairman.

81. Substitutes

There were none.

82. 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 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."

Councillor MUNDIN also made one other declaration as follows:

Member	Application No.	Location	Nature of Interest
Cllr H A MUNDIN	DM/17/4712	'Wellwood Estate', Colwell Gardens	Lives on the 'Wellwood Estate' and has been involved with its residents' committee. Has also had dealings with MSDC's Tree Officer

83. Planning Appeals

Members noted the following appeal **decision**, the appeal having been lodged as a result of MSDC's decision to refuse permission (application number DM/17/2148 refers):

Date Decided & References	Site	Description	Decision
20/11/2017 AP/17/0053 APP/D3830/D/17/3185862	69 Haywards Road	Retrospective application for two dormer windows to rear	Dismissed

84. Licensing Applications

There were none.

85. Comments and Observations on Planning Applications

Members made comments and observations on 33 planning applications as per Appendix 1 attached.

With regard to application number **DM/17/3100 – land adjoining 19 Hazelgrove Road** – there were contrasting views as to whether or not the proposed reduction in the number of parking spaces should be supported. Councillor Pulfer moved that the application should be opposed because of this reduction. The motion was seconded and put to the vote, with votes being recorded as: 3 in favour, **3 against**. The Chairman then used his casting vote to vote against the motion, which was therefore **denied**.

86. Item Agreed as Urgent by the Chairman – Allocation of Section 106 Contributions towards Project at Beech Hurst

The Chairman informed the Committee that the Clerk had been contacted by MSDC's Community Leisure Officer regarding the possible use of a number of Section 106 allocations – both Community Buildings and Local Community Infrastructure – towards a project to establish an education resource centre at Beech Hurst. The centre would be managed by the locomotive society. Although a bid had not yet been submitted, the Community Leisure Officer was seeking a preliminary view as to whether the Town Council would be supportive of the project.

Concern was expressed that this facility would be considered as a re-provision for the kick about area that might be lost if the Beech Hurst Depot site were to be developed (refer to Policy H5 of the Haywards Heath Neighbourhood Plan). Clearly, it would be no such thing. Bearing in mind this uncertainty and the limited amount of information that was to hand, Members felt unable to take any sort of view at this time. However, they would look forward to giving the project due consideration in the event of a formal bid being made.

The meeting closed at 8:52pm.

APPENDIX 1

Week 1

DM/17/4190 – Rookery Farm, Rocky Lane

Ansty & Staplefield

Reserved Matters approval pursuant to Condition 1 of Outline Approval DM/16/4496 for the scale, layout, appearance and landscaping of 320 new dwellings (including 30% affordable housing), including the provision of public open space, drainage swales and detention ponds.

In keeping with its stance during the outline application for this site – subsequently approved under DM/16/4496 – the Town Council **supports**, in principle for this reserved matters application, for development of 320 new dwellings. It should be reiterated that a significant part of the site has already been allocated for housing under Policy H2 of the Haywards Heath Neighbourhood Plan.

Members of the Town Council's Planning Committee have scrutinized the reserved matters application, and this has highlighted a number of concerns which must be addressed if the proposals are to progress satisfactorily.

These concerns are as follows:

- the apartment blocks will have communal bins for landfill and recycling. These are large commercial bins which are not collected by Mid Sussex District Council; therefore, to prevent Environmental Health issues developing, movement of waste will not be permitted before 7:00am or after 10:00pm daily. This would accord with Policy B3 of the Mid Sussex Local Plan (2004), Policy DP24 of the Mid Sussex District Plan 2014–2031 Submission Version and Policy E9 of the Haywards Heath Neighbourhood Plan, to safeguard the amenities of residents in terms of noise and disturbance. This is a condition requirement, **NOT** an informative;
- whilst the site overall has some significant 'green' areas by virtue of retained ancient woodland (and buffer zone), detention basins, playspaces, etc., the proposed planting scheme for the developable (built) area requires more trees;
- the Town Council remains extremely disappointed that vehicles leaving the development will not benefit from a left turn only junction. The Town Council views this as essential since it would encourage westbound traffic to use the Haywards Heath relief road instead of going through the town centre. Furthermore, it is understood that right at the outset of proposals for this site, the developer had agreed to fund the reconfiguration of the road layout to make this happen, and at no cost to the taxpayer. Looking ahead, it is inevitable that the volume of traffic using the relief road will increase and this will make it more difficult and hazardous for those vehicles making a right turn out of the development. This will have a negative effect on the integrity of the relief road itself. It is requested that adequate provision be made now to 'future-proof' the junction so that it could be reconfigured to left turn only should the need arise;
- exterior designs of the dwellings are profoundly disappointing and are reminiscent of a dark, 1960s housing estate. The development has no variation in architectural theme and offers no contemporary design suited to the aspirations of modern-day living. In short, the town and its residents deserve better;

cont.

- hard landscape plans show that the roads are asphalt or blockwork surfaces. Irrespective of whether they will be adopted by West Sussex County Council (WSSCC) Highways, they must be constructed to a highways adoptable standard specification, to ensure they can withstand use by refuse lorries, emergency services vehicles and other HGVs. If the roads are not to be built to the required standard, the Town Council would like to know what measures the developer will put in place to protect residents' interests;
- considering the sloping nature of the site from north to south, the developer should provide the installation of salt/grit bins at strategic locations within the development. This supports the town's winter weather management plan;
- the size/dimensions (particularly the width) of the garages for the proposed dwellings must be sufficient to comfortably accommodate a modern vehicle;
- to safeguard the street scene, each dwelling must be provided with adequate facilities for the (discreet) storage of refuse bins, to ensure they are not visible externally;
- the Town Council is disappointed that the playspace provision is insufficient for the number of dwellings planned.

Finally, some of the comments made by the Town Council in respect of (outline) application DM/16/4496 are considered relevant for this application as well and are therefore reiterated below:

- the Town Council supports the scattered or 'pepper pot' distribution of affordable housing within the development as opposed to it being grouped together;
- the Town Council supports the proposed layout of the development which largely follows existing land forms and hedgerows, and includes green buffer zones to protect the areas of ancient woodland;
- the Town Council supports the intention that all landscape buffer zones, especially those round the perimeter of the site, would be readily accessible for carrying out periodic maintenance works;
- the Town Council requests that an effective means of 'junction protection' be incorporated into the development. The purpose of this would be:
 - a) to prevent the indiscriminate parking of vehicles on or near points where one road meets another,
 - b) to maintain visibility splays and facilitate the safe flow of traffic within the development;
- acknowledging that there is an element of flood risk at the bottom (southern) end of the site, the Town Council supports the provision of green buffer zones to keep the housing away from the risk area;

cont.

DM/17/4190 – Rookery Farm, Rocky Lane (cont.)

Ansty & Staplefield

- the Town Council supports the plan that the width of the 'arterial' roads within the development would be more than adequate to easily accommodate refuse lorries, emergency services vehicles, etc. and potentially buses at some point in the future. All roads should be of a WSCC Highways adoptable standard;
- the Town Council supports the retention of the public right of way through the site and regards this as a valuable means by which connectivity with other existing, new and potential development sites in the area could be enhanced/established; the absence of a designated cycle path, which is desirable, is noted;
- the retained ancient woodland areas; the Town Council supports the proposal that they would be edged with green buffer zones and that there would be no houses backing on to the zones, thereby discouraging the tipping of residents' garden refuse and other rubbish;
- the Town Council requests that right from the outset, a robust management plan be established for the woodland areas. This could be in the form of a management company or woodland trust but must include sufficient start-up and ongoing maintenance funding for the longer term, say ten to fifteen years. Mandatory householder contributions may be an option to ensure the financial viability of any management arrangements;
- the Town Council requires that an all-encompassing construction management plan be drawn up and implemented. This should incorporate:
 - a) a wheel washing facility of the highest standard to ensure that roads are kept 'surgically' clean;
 - b) a requirement for all site-related lorries carrying loose materials to cover their cargoes with tarpaulins. This would prevent the materials from being accidentally jettisoned whilst in transit;
- whilst recognising that the site falls within the parish of Ansty and Staplefield, residents from the development will have their services and facilities provided by the town of Haywards Heath. It is requested, therefore, that the Town Council be consulted upon and involved in the allocation of Section 106 monies;
- the Town Council expects those involved in the development proposals to have due adherence to all relevant policies and objectives contained within the made Haywards Heath Neighbourhood Plan.

DM/17/4335 – Zen Serenity, 9A Commercial Square

Heath

Proposed fascia sign on the side of the building.

No comment.

DM/17/4530 – 23 Ash Grove

Ashenground

Proposed single storey rear extension.

No comment.

DM/17/4540 – 3 Bruce Close**Ashenground**

First floor side extension, single storey side and rear extensions and new front porch.

No comment.

DM/17/4542 – 90 Lewes Road**Franklands**

Proposed change of use from agricultural land to residential curtilage.

The Town Council **objects** to this application on the grounds that it would result in the loss of a parcel of agricultural land within the Lewes Road Conservation Area and within a Countryside Area of Development Restraint. The Town Council is of the opinion that the land should be retained as agricultural in order to maintain a landscape buffer which supports and enhances ecological connectivity, as per Policy E5 of the Haywards Heath Neighbourhood Plan.

DM/17/4608 – 3 Beech Hill**Franklands**

Proposed additional windows to the front and side elevation with a private vehicle parking area to the front (amendment to planning ref: DM/17/0541).

No comment.

Week 2**DM/17/3100 – Land adjoining 19 Hazelgrove Road****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. Amended plans received 25.10.2017 showing houses further set back within site.

On balance, the Town Council **supports** the reduction in the number of parking spaces and the repositioning of the houses on site. However, it has been noted that the fixings/posts for the blue hoarding which currently encloses the site have encroached on to and damaged the inner edge of the public highway, i.e. the pavement in Hazelgrove Road and St. Josephs Way. It is requested, therefore, that upon completion of the development, the whole of this section of pavement is fully reinstated and resurfaced, as opposed to just being patched up.

DM/17/4165 – 94 South Road**Heath**

New replacement glazed shopfront and entrance door.

No comment.

DM/17/4407 – 10 Cobbetts Mead**Franklands**

3 multi-stemmed hornbeams – to have a height reductions of 3.5 metres to give a finished height of circa 10 metres.

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

DM/17/4584 – War Memorial, Muster Green**Heath**

To remove, clean and reset steps to War Memorial and allow the placement of two memorial stones at the base of the memorial. To lay a path from the World War 1 side of the Memorial from the reset steps to the public footpath and reset path on World War 2 side to match new path.

This application has the full **support** of the Town Council. The proposals will bring about welcome enhancements to both the town's War Memorial and the Muster Green Conservation Area in which it is located.

DM/17/4651 – 4 Dellney Avenue**Bentswood**

Roof conversion with dormer to rear elevation and 3 no. roof lights to front elevation.

No comment.

DM/17/4676 – 17 America Lane**Bentswood**

New single storey pitched roof rear extension. Dual pitched roof with six roof lights. 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/17/4686 – 40 Lewes Road**Franklands**

x 2 cherry trees (T1 and T2) – fell; x 2 spruce trees (T3 and T4) – fell; leylandii tree (T5) – reduce height by 1/3, approx. 6 metres; amelanchier (T7) – reduce by (20%) approx. 1 metre.

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

DM/17/4696 – Sergison Arms, Butlers Green Road**Lucastes**

Group of sycamore (T1) – raise crowns to approximately 5 metres and clear growth away and kill ivy. Sycamore (T2) – remove epicormic growth from trunk and base of scaffold branches. Sweet chestnut (T3) – remove epicormic growth from base and trunk. Sycamore (T4) – reduce height and spread back to previous pruning points.

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

DM/17/4712 – Wellswood Estate, Colwell Gardens**Ashenground**

T1 ash – reduce crown by 2.5m and lift crown by 6m. T11 oak – reduce lower canopy overhanging roadside by 1.5m. T12 sycamore – reduce crown by 2m and crown lift to 6m.

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

DM/17/4713 – Space Planning Trends, Oathall House, 68–70 Oathall Road**Bentswood**

T1 holm oak – crown reduce eastern stem by 3.5m. T2 elder – fell. T3 myrtle – reduce crown by 2.5m. T4 ash – fell. T5 hazel – fell. T6 apple – reduce crown by 3m. T7 silver birch – remove 5 lowest limbs.

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

DM/17/4735 – 104 Haywards Road**Ashenground**

The proposal is to extend front elevation over garage to form new bedroom, to form new porch over front extension, remove existing conservatory and replace with permanent structure timber clad, window alterations and proposed new tile hanging to front elevation.

No comment.

DM/17/4740 – 35 Queens Road**Heath**

Proposed single storey rear extension.

No comment.

DM/17/4753 – Birch House, Lewes Road
Sycamore (T4) – reduce crown by 4 metres.

Franklands

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

DM/17/4754 – 42 Lucastes Avenue
T1 and T2 leylandii – fell. T3 ash – fell.

Lucastes

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

Week 3

DM/17/4351 – 28 Lucastes Road

Lucastes

Retrospective application for amendments to detached garage (granted permission under reference DM/16/2657).

No comment.

DM/17/4464 – Sergison Arms, Butlers Green Road

Lucastes

1 no. non-illuminated post mounted pictorial sign. 2 no. post mounted double sided internally illuminated signs. 2 no. externally illuminated fascia signs. 1 no. internally illuminated fascia sign. 1 no. set of individual letters non-illuminated.

The Town Council is broadly **supportive** of these proposals to rebrand the Sergison Arms by erecting new exterior signage and carrying out minor alterations outside. However, Members do have concerns regarding the scale and relevance of the proposed bull statue when considered against the pub's listed building status and its proximity to the Muster Green Conservation Area. It is essential that the integrity of both the listed building and the Conservation Area is maintained. To this end, the Town Council requests that Mid Sussex District Council's Listed Buildings Officer has the final say before the application is determined.

DM/17/4632 – Peters Cottage, New England Road

Bentswood

(T1) oak – cut back tree branches that overhang footpath of New England Road by 1–2m.

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

DM/17/4755 – Age UK West Sussex, Redwood Activity Centre, Clair Hall, Perrymount Road **Heath**
Change of use from D1 to more flexible D1 to include day nursery and non-residential education centre.

No comment.

DM/17/4760 – 2 Renfields

Lucastes

Erection of 1.83m fence to front and side of property with a side gate.

The Town Council **objects** to this application because the erection of a six foot fence in this locality would have a detrimental effect on the street scene and would change the fundamental 'open' nature of the Bolnore Village landscape amenity. The location is also part of an important wildlife corridor. The application should be refused on these grounds.

DM/17/4764 – 27 Lucastes Lane

Lucastes

Demolition of existing garage. New side extension forming utility and reception room.

No comment.

DM/17/4767 – 14 North Road**Bentswood**

Proposed single storey rear extension. 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/17/4772 – Sergison Arms, Butlers Green Road**Lucastes**

Provision of a bull statue, two Jumbrellas, lighting on fence posts, external cold store, yard fence and various other minor works.

The Town Council is broadly **supportive** of these proposals to rebrand the Sergison Arms by erecting new exterior signage and carrying out minor alterations outside. However, Members do have concerns regarding the scale and relevance of the proposed bull statue when considered against the pub's listed building status and its proximity to the Muster Green Conservation Area. It is essential that the integrity of both the listed building and the Conservation Area is maintained. To this end, the Town Council requests that Mid Sussex District Council's Listed Buildings Officer has the final say before the application is determined.

DM/17/4793 – Sergison Arms, Butlers Green Road**Lucastes**

Provision of a bull statue, two Jumbrellas, lighting on fence posts, external cold store, yard fence and various other minor works.

The Town Council is broadly **supportive** of these proposals to rebrand the Sergison Arms by erecting new exterior signage and carrying out minor alterations outside. However, Members do have concerns regarding the scale and relevance of the proposed bull statue when considered against the pub's listed building status and its proximity to the Muster Green Conservation Area. It is essential that the integrity of both the listed building and the Conservation Area is maintained. To this end, the Town Council requests that Mid Sussex District Council's Listed Buildings Officer has the final say before the application is determined.

DM/17/4794 – Nationwide Building Society, 19 South Road**Ashenground**

Proposed new shop front with new signage and minor internal demolitions and new proposed works internally.

No comment.

DM/17/4802 – 46 Sussex Road**Ashenground**

Variation of Condition 1 of planning permission DM/17/2293 to include drawing numbers 4317 SK02B and 4317 SK04B, replacing PB001 Rev 1, PB003 Rev 1, PB004 Rev 1.

No comment.

DM/17/4804 – Sergison Arms, Butlers Green Road**Lucastes**

Installation of external illuminated signage.

The Town Council is broadly **supportive** of these proposals to rebrand the Sergison Arms by erecting new exterior signage and carrying out minor alterations outside. However, Members do have concerns regarding the scale and relevance of the proposed bull statue when considered against the pub's listed building status and its proximity to the Muster Green Conservation Area. It is essential that the integrity of both the listed building and the Conservation Area is maintained. To this end, the Town Council requests that Mid Sussex District Council's Listed Buildings Officer has the final say before the application is determined.

DM/17/4868 – Land adjacent to 1 The Birches, Southdowns Park

Franklands

T1, T2, T3 and T4 – four oaks – reduce back off roofs by a maximum of 1.5–2 metres from the whole crown and remove two dead trees.

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