



HAYWARDS HEATH TOWN COUNCIL

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22nd August, 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 **Tuesday, 27th August 2019 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, 5th August 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 MSDC consultation on the Statement of Licensing Policy 2020 (Licensing Act 2003).
8. To consider MSDC consultation on the Sex Establishment Licensing Policy 2019.
9. 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, R Nicholson.

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 5 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
C A Pitt

* Absent

** Apologies

Also present: Councillor L S Wickremaratchi and Councillor R. Bates

In the absence of the Chairman Councillor Pulfer assumed the Chair for the meeting and Cllr McPherson was nominated and seconded to be Vice Chairman for the evening.

Cllr Bates made representation on two planning applications;

- DM/19/2933 – The Dolphin Leisure Centre, Pasture Hill Road. Cllr Bates made reference to the size of car parking spaces in light of those already in place being smaller than the recognised 2.4 metres wide.
- DM/19/2764 – Gamblemead Fox Hill. Reference was made to the un-sustainable transport issues relating to the site, the need for widening the path for cyclists and the need for traffic lights.

Cllr Bates, not being a Member of the Committee, withdrew from the table and watched debate without making any further comment.

34. Apologies

The following apology was received:

Member	Reason for Absence
Cllr C N Laband	Holiday

35. Minutes

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

36. Substitutes

Cllr Wickremaratchi substituted for Councillor Laband.

37. Members' Declarations of Interest

Cllr 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."

No Other declarations were made as follows:

38. 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
23/07/2019 AP/19/0034 APP/D3830/D/19/3226435 (DM/19/0291 refers)	27 Lucastes Road HAYWARDS HEATH RH16 1JN	Proposed two storey extension to side and front and single storey extension to rear	Allowed

39. Licensing Applications

Members noted that the following applications to vary a premises licence had been **lodged** with Mid Sussex District Council:

Application No. & Applicant	Application Type	Premises Address	Nature of Variation
LI/19/1137 CM Group (West Sussex) Ltd	Premises	Turquoise Kitchen 60 The Broadway	<u>Minor variation:</u> changes to the opening hours of the premises
LI/19/1188 Whitbread Group plc	Premises	Premier Inn 38–42 Perrymount Road	<u>Minor variation:</u> changes to the internal layout of the premises

40. Comments and Observations on Planning Applications

Members made comments and observations on 24 planning applications as per Appendix 1 attached.

41. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 8.14pm.

APPENDIX 1

Week 1

DM/19/2124 - 17 Sunte Close

Heath

Proposed 2 storey rear extension. Amended plans received 11.07.2019 showing hipped roof to rear extension. Plans also include a single storey rear extension (as originally submitted).

No Comment

DM/19/2630 - 66 Hoblands

Franklands

Extend 1.8m high existing rear garden fence to edge of public footpath

No Comment

DM/19/2770 - 1 Franklin Cottages St Johns Road

Ashenground

Single storey side extension with pitched roof. A new side entrance door, a new external side door and Velux windows to the extension. Bi-fold doors to the rear elevation.

No Comment

DM/19/2827 - 46 Gordon Road

Heath

Variation of Condition No: 5 of Planning Permission DM/17/0825 to enable the substitution of drawing 7116.PL01A with drawing 7116.PL01C, which amends the rear single storey roof design and parapet wall.

No Comment

Week 2

DM/19/2606 - 4 Oldfield Drive

Franklands

T1 - Oak - Reduce crown to suitable growth points by 2 metres

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

DM/19/2809 - Ashley 8 Birchen Lane

Heath

Double garage to front of the property.

No Comment

DM/19/2814 - 12 Pasture Hill Road

Lucastes

Proposed two storey rear/side extension

No Comment

DM/19/2886 - 11 Ashenground Road

Ashenground

Single storey side and rear extension.

No Comment

DM/19/2888 - 74 Haywards Road

Ashenground

Proposed Loft conversion including hip to gable and new rear dormer and new rooflights. 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.

No Comment

DM/19/2909 - Land Adjacent To Damascus Court Cilicia Mews

Bentswood

07F8 and 07FG- Cut back branches to achieve 3m clearance from building
07EZ, 07F1, 07F7, 07F9 and 07FA - Remove sucker growth

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

DM/19/2928 - 52 Haywards Road

Ashenground

Single storey side extension to replace existing lean to.

No Comment

DM/19/2930 - 42 Beech Hill

Franklands

Conversion of garage to form bedroom and en-suite accommodation including raising the roof structure to provide sufficient height.

No Comment

DM/19/2933 - The Dolphin Leisure Centre Pasture Hill Road

Lucastes

Creation of 15 parking spaces on an area of unused land using permeable surface materials and 4no. security lights on 6m posts.

The Town Council has **NO OBJECTION** to this application and supports the increase in parking provision. The Town Council would require that the size of the spaces be wider than the UK recommended standard of 2.4 metres wide. As modern cars get bigger the existing car parking space at the Leisure Centre are narrow resulting car parking being problematic.

DM/19/2937 - Witts End Franklands Village

Franklands

T1, T2 and T8 Oak - Reduce crown by up to 3m. T3, T4, T5, T6, T7, T9 and T10 - Reduce crown by up to 3m. Remove all deadwood.

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

Week 3

DM/19/1721 - Oldfield 55 Lewes Road (Listed Building Consent)

Franklands

Vertical plain tiling to the garden elevation at first floor level.

No Comment

DM/19/1723 - Oldfield 55 Lewes Road

Franklands

Vertical plain tiling to the garden elevation at first floor level.

No Comment

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)

No Comment

DM/19/2764 - Gamblemead Fox Hill Franklands

Full Planning Application to revise the approved and implemented permission (DM/17/0331) at land at Gamblemead Fox Hill to provide for 19 additional dwellings including 6 affordable units with associated landscaping, road layout, access and parking.

The Town Council has **NO OBJECTION** to this application, as the principle of development had already been approved, by the planning authority, for the site prior to the adoption of Haywards Heath Neighbourhood Plan. The application is therefore in line with policy H8 of the Neighbourhood Plan as a Brownfield site being used to support the best use of already developed land. However, the Town Council still has concerns relating to the site being an unsustainable edge of Town development. The site remains cut off from the Town with poor transport linkages for cycling and for travel by bus. Furthermore, the need for traffic lights in the area is exacerbated by the increase in housing. The Town Council would also ask that an appropriate amount of car parking provision is made to support the uplift in housing.

With regards to the section 106 Local Community Infrastructure contributions the Town Council is unclear if the contribution generated from the additional 19 dwellings will be added to the original allocation or sit as a separate allocation of monies. This is on the grounds that the Town Council recognises pooling restrictions for the collection of monies for the development of a Country Park, Allotments and Cemetery off Hurstwood Lane. The Town Council asks to be informed on how the money is being allocated before confirming its requirement for the allocation of the monies so not to allocate to already fully pooled funded projects.

DM/19/2777 - Parkers Garage The Courtyard Western Road Bentswood

Residential development comprising of 4no 3 bed semi-detached dwellings and 6no 1 bed apartments.

The Town Council has **NO OBJECTION** to this application as it complies with policy H4 of the Haywards Heath Neighbourhood Plan, which specifically allocates the site for development and is supported by policy H8, which promotes the best use of brownfield sites in the Town for housing use. The development triggers a mandatory requirement for affordable housing delivery under the MSDP policy DP31. The development will also yield a Section 106 payment, which is requested be allocated to Haywards Heath Cemetery and Nature Reserve both located opposite to the site to be developed.

DM/19/2798 - 7 Bruce Close Ashenground

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.

No Comment

DM/19/2948 - 14 Hanbury Lane Bentswood

Installation of an open platform lift in the front garden with retaining wall built around the platform and associated landscaping.

No Comment

DM/19/2980 - 3 Lucastes Lane Lucastes

Change of the materials used for the car port walls, from full stock brick, to 600mm high stock brick with timber cladding above. The roof, structure and size will remain the same as approved in DM/18/3026.

No Comment

DM/19/2981 - 7 Ash Grove

Ashenground

Demolition of conservatory and side extension and replacement with single storey rear and two storey side extensions. This is a revision to consented application DM/19/0725

No Comment

DM/19/3017 - 70 Wood Ride

Ashenground

Resubmission of planning application DM/19/0219 for the removal of attached garage and construction of single/two storey rear/side extension incorporating changes to the proposed integral garage.

No Comment

Week 1**DM/19/2147 - 51 Victoria Road****Bentswood**

Two storey side extension and single storey rear extension (Amended plan received 6 August 2019)

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.

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.

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.

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.

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.'

DM/19/3095 - 25 Northlands Avenue**Franklands**

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

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 rooflights to facilitate the use of the roof space of all four dwellings as habitable accommodation.

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 re-location 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.

DM/19/2863 - 66 Gordon Road**Heath**

Proposed garden studio to the rear of the property.

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.

DM/19/3165 - 3 Alpine Cottages St Edmunds Road **Ashenground**
Part single storey, part two storey rear extension with associated works.

DM/19/3219 - 54 Wickham Way **Heath**
Demolition of existing conservatory and erection of a single storey rear extension.

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.

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)

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)

DM/19/3145 - 5 Laburnum Way **Franklands**
Single storey rear extension and internal remodeling.

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.

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.

DM/19/3288 - Specsavers 89 South Road **Ashenground**
Proposed 1no. new outdoor AC condensing unit. Wall mounted at the rear of the property, to the side elevation at ground floor level.

DM/19/3291 - Specsavers 89 South Road **Ashenground**
Proposed 1no. internally illuminated Fascia Sign and 1no. internally illuminated Hanging Sign. Proposed 1no. window advertisement to rear elevation.

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).

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.

DM/19/3340 - 3 Colwell Close

Ashenground

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

ITEM 7

NB In preparation for this meeting of the Planning Committee, the information below, together with the draft Statement of Licensing Policy 2020, was emailed to all Members on Monday, 29 July 2019.

The draft Policy is the fifth since the Licensing Act 2003 became law on 24th November 2005.

A number of revisions have been made by the Government in the light of experience of the Act and suggestions from its practitioners.

Any comments on the Policy should be received by the Licensing Team no later than 1st September 2019.

At the time of writing, Councillors Cromie, Inglesfield, Nicholson and Pulfer have responded by confirming that they have 'no comment' to make.

ITEM 8

NB In preparation for this meeting of the Planning Committee, the information below, together with the draft Sex Establishment Licensing Policy 2019, was emailed to all Members on Monday, 29 July 2019.

This Policy was first introduced during 2010 and was last reviewed in 2016. There have been no legislative changes to affect the Policy since then. The only amendment to the Policy is the review time from three to five years.

Any comments on the Policy should be received by the Licensing Team no later than 1st September 2019.

At the time of writing, Councillors Ellis and Pulfer have responded by confirming that they have 'no comment' to make.

Councillor Cheney has commented as follows: "my only comment, though not particularly relevant, is that I hope that no licence will ever be granted for a sex cinema when there is no general cinema (for the many, not the few)."