



## HAYWARDS HEATH TOWN COUNCIL

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24<sup>th</sup> October, 2023

To all Councillors on the Planning Committee and others for information

Dear Councillor,

You are hereby requested to attend a meeting of the **Planning Committee** to be held on **Monday, 30<sup>th</sup> October 2023 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, 9<sup>th</sup> October 2023.
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 a request for Town Council support for a Traffic Regulation Order on Parkfield Way, Haywards Heath.
8. To consider a Traffic Regulation Order on Lewes Road (B2111) Lindfield.
9. To consider any items that the Chair 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: S Inglesfield (Chair), D Pascoe (Vice Chair), A Bashar, N Chapman, S Ellis, B King, D Nicholson. A Platts.

**HAYWARDS HEATH TOWN COUNCIL**

**PLANNING COMMITTEE**

**Minutes of the meeting held on Monday, 9 October 2023**

S Inglesfield (*Chair*)  
D Pascoe (*Vice Chair*)  
A Bashar  
N Chapman  
S Ellis  
B King  
D Nicholson  
A Platts \*\*

\* Absent

\*\* Apologies

Also present: None

**59. Apologies**

The following apologies were received:

<b>Member</b>	<b>Reason for Absence</b>
Cllr A Platts	Ill Health

**60. Minutes**

The minutes of the meeting held on Monday, **18 September 2023** were taken as read, confirmed as a true record and duly signed by the Chair.

**61. Substitutes**

None.

**62. Members' Declarations of Interest**

Councillor Bashar made the following declaration:

"I declare a personal interest in all planning applications under agenda item 7 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."

**63. Planning Appeals**

There were none.

**64. Licensing Applications**

There were none.

**65. Comments and Observations on Planning Applications**

Members made comments and observations on 16 planning applications as per Appendix 1 attached.

**66. Items Agreed as Urgent by the Chair**

There were none.

The meeting closed at 6:07pm.

DRAFT

## APPENDIX 1

### Week 1

#### **DM/23/2308 - Flats 7 To 53 Lockhart Court, Southdowns Park - Franklands**

Partial replacement of existing damaged roof structure and replacement slate roof coverings like-for-like

No Comment.

#### **DM/23/2393 - 6 Washington Road - Bentswood & Heath East**

Reduce Oak tree by 2 metres and crown raise the lower branches by 3 metres.

The Town Council Defers to Mid Sussex District Council's Tree Officer.

### Week 2

#### **DM/23/2368 - 35 Blunts Wood Road - Lucastes And Bolnore**

Single storey rear addition. Ridge to main roof raised by 350mm. Solar panels on rear elevation roof slope

No Comment.

#### **DM/23/2380 - 35 Mill Green Road - Haywards Heath North**

Two storey rear and side elevation to a semi-detached property. Side extension is an infill.

No Comment.

#### **DM/23/2405 - 70 Queens Road - Haywards Heath North**

Proposed ground floor rear extension and internal alterations

No Comment.

#### **DM/23/2411 - Land To Front Of 50 To 60 Sheppeys - Ashenground**

Various works to six trees detailed in the description given on the application form

The Town Council Defers to Mid Sussex District Council's Tree Officer.

#### **DM/23/2422 - 12 Redwood Drive - Ashenground**

11x Sweet Chestnut - Crown reduction by 3m, to live secondary growth points. 1x Ash tree - Crown reduction by 2m, to live secondary growth points

The Town Council Defers to Mid Sussex District Council's Tree Officer.

#### **DM/23/2431 - 94 Bentswood Road - Bentswood And Heath**

Removal of existing single storey rear extension. Proposed new single storey extension to rear with pitched roof. Loft conversion into habitable space, with pitched roof dormers to front and rear roof pitches. Single storey front porch extension with pitched roof. Removal of existing timber carport to side of existing house. Three storey side extension.

No Comment.

**DM/23/2434 - Land To The North East Corner Of 9 Woodridge Close Turvey Wood Lewes Road - Franklands**

Sweet Chestnut - Reduce lateral canopy overhanging the garden on the southern side by 3.0m. Raise the crown by 3m. Remove three lowest co-dominant stems overhanging adjacent woodland.

The Town Council Defers to Mid Sussex District Council's Tree Officer.

**DM/23/2439 - 45 Blunts Wood Road - Lucastes And Bolnore**

Rear single storey extension with a flat roof and a lantern rooflight. Partial rear garage conversion into utility room. New small side window to match existing windows. Installation of french doors with juliette balcony in place of rear first floor window.

No Comment.

[Week 3](#)

**DM/23/2397- Jireh Court Perrymount Road - Bentswood And Heath**

Works to various trees at Jireh Court. See detailed breakdown of proposed works on separate sheet marked "Reasons" submitted with application.

The Town Council Defers to Mid Sussex District Council's Tree Officer.

**DM/23/2450 - 4 Ashenground Close - Ashenground**

Garage conversion and side extension.

No Comment.

**DM/23/2452 - 2 George Avenue - Franklands**

Proposed garage conversion and change to fenestration

No Comment.

**DM/23/2481 – 4 Ashenground Close - Ashenground**

Garage conversion and extension to the side of the property and single storey extension to the rear of the property. Front extension to gable to include rooms in the roof space, with a front window and rooflights. Re-positioning of windows and doors and removal of a chimney.

No Comment.

**DM/23/2509 - 40 Lucastes Avenue - Lucastes And Bolnore**

Replace front porch and replacement of existing front windows.

No Comment.

**DM/23/2515 - 18 Swainsthorpe Close - Bentswood & Heath**

T1 Horse Chestnut - Crown reduction by 2.5m

The Town Council Defers to Mid Sussex District Council's Tree Officer.

## ITEM 6

### Week 1

**DM/23/2259 - Land To the R/o Central House, 25 Perrymount Rd Bentswood & Heath West**  
Erection of an 8 storey building comprising of 38 flats 21 x 1 bed and 17 x 2 bed) with associated landscaping, parking and refuse stores

**DM/23/2446 - Pennington House, Franklands Village** **Franklands**  
T2 - Hornbeam - Fell in sections to ground level.

**DM/23/2504 - 30 Highbank** **Lucastes & Bolnore**  
Proposed garage conversion to a habitable room at the rear and the front to remain as storage. Two windows to be added to external wall.

**DM/23/2513 - Maxwelton House, 41 - 43 Boltro Road** **Lucastes & Bolnore**  
Proposed Non illuminated hoardings with (x2) flags and (2x) Non illuminated sign boards.

**DM/23/2546 - Lincoln Lodge, 8 Paddockhall Road** **Lucastes & Bolnore**  
(T1) Apple - Fell (T2) Cherry - Fell

### Week 2

**DM/23/2351 - 2 Norton Lees 9 Oathall Road** **Bentswood & Heath West**  
To replace 7 existing wooden windows with UPVC of the same design

**DM/23/2555 - 45 Lucastes Avenue** **Lucastes & Bolnore**  
T1 Bay - Reduce height of crown by 2.5m and width by 2m. T2 Lawsons Cypress - Fell.

**DM/23/2591 - 6 Orchid Park** **Franklands**  
Proposed pitched roof to existing ground floor flat roof extension

**DM/23/2601 - 16 Franklands Village** **Franklands**  
Castlewellan Gold Conifer - fell.

**DM/23/2604 - 40 Sunte Close** **Haywards Heath North East**  
Loft conversion with side dormer together with associated internal and external alterations

**DM/23/2611 - 41 Lewes Road** **Franklands**  
Front porch and changes to the fenestration

### Week 3

**DM/22/3876 - 47 Lucastes Avenue** **Lucastes & Bolnore**  
Proposed balcony at first floor and flat roof of single storey rear extension.  
Description amended 16.10.2023 to include two-storey side extension as built, with amended plans received to include air conditioning units and proposed privacy screens to balcony. Noise Impact Assessment submitted 12.10.2023.

**DM/23/2586 - David Jenkins Design Ltd the Architects Office** **Ashenground**  
Conversion of first floor office space into one bedroom flat.

**DM/23/2616 - 71 Haywards Road**

**Ashenground**

Proposed new door and first floor window to rear elevation. Replacement of door and window to side elevation. Cladding to cover existing extension, side and rear elevations with minimal section to front elevation. Shutter to side first floor elevation. Velux windows to side elevation

**DM/23/2635 - 7 High Point**

**Franklands**

Use of Granny flat/annexe as a single dwellinghouse.

**DM/23/2654 - 75 Harlands Road**

**Lucastes & Bolnore**

Internal remodelling and reconfiguring some of the glazing and back door. A new front porch.

**Committee:** Planning

**Report of:** Town Clerk

**Date:** 30<sup>th</sup> October 2023

**Subject:** Community Traffic Regulation Order – Parkfield Way

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**Purpose of Report:**

1. The purpose of this report is for Members to consider a third-party request.

**Summary:**

2. The following report presents a request from residents in Parkfield Way to support their request to West Sussex County Council for a Traffic Regulation Order. The Town Council's support is required to enable the proposed order to be considered by the highways department at West Sussex County Council through a Community Traffic Regulation Order application.

**Recommendation(s):**

1. **Members are asked comment upon and to consider support for the proposed Community Traffic Regulation Order in Parkfield Way as presented in this report.**
2. **If supportive, to request that the Town Clerk informs West Sussex County Council of the Town Council's support for the application.**

**Background**

3. A Community Traffic Regulation Order seeks to address local issues on the highway and are relatively non-complex and non-contentious, for example, use of double yellow lines for junction protection or speed limits.
4. The application is made by residents who require support from the Parish/Town Council. As per the requirements of the application process residents who would be affected by the changes proposed have been consulted with forty-two expressions of support from residents in the area.

**Parkfield Way**

5. As per the map in Appendix 1 the Traffic Regulation Order seeks to place double yellow lines at;
  1. On the give way side of the pinch point following the corner and ending once the road straightens and no blind bend would be created by parking.
  2. On the T-junction to prevent cars parking opposite the T-junction.
6. West Sussex County Council looks more favourably on an application that is proportionate and recognises that parking needs still exist. This application shows a minimal amount of linage to meet this expectation.

**Financial Implications**

7. None

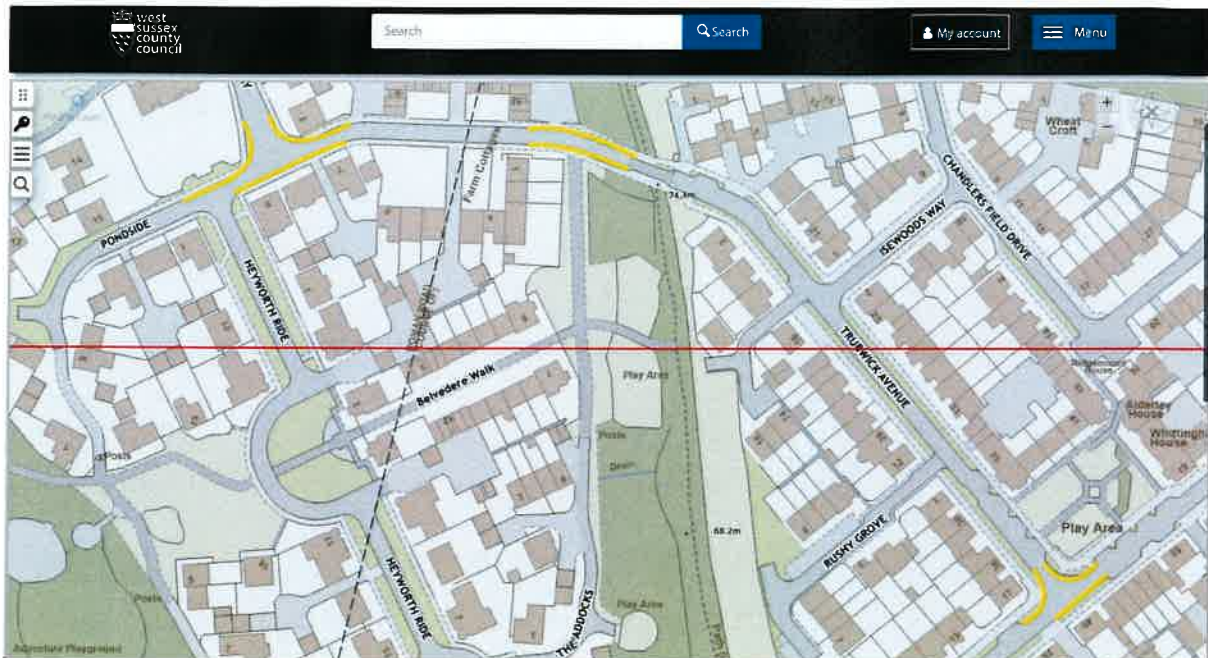


## Legal Implications

8. The Town Council can make such a resolution under the General Power of Competence, which the Town Council meets the criteria of as exercised and resolved at the Annual Meeting of the Town Council dated 15<sup>th</sup> May 2023 under minute 20.

Town Clerk

## Appendix 1 – Map of propose double yellow lines.



**Committee:** Planning

**Report of:** Town Clerk

**Date:** 30<sup>th</sup> October 2023

**Subject:** Traffic Regulation Order – Lewes Road (B2111) - Lindfield

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**Purpose of Report:**

1. The purpose of this report is for Members to consider a consultation.

**Summary:**

2. A Traffic Regulation Order on Lewes Road (B2111) Lindfield has been considered by the Town Council previously. The following reports seek further consideration of the proposal.

**Recommendation(s):**

**Members are asked comment upon the application for a Traffic Regulation Order on Lewes Road (B2111), Lindfield**

**Background**

3. The application for a Traffic Regulation Order for Lewes Road (B2111), Lindfield would, if approved, enforce a 7.5 tonne weight limit along the Lewes Road between High Street and Gravelye Lane. Therefore, it is intended to reduce the number of HGV's travelling through Lindfield with the aim of reducing air, noise and congestion in the area.
4. The impact of any introduction of the Traffic Regulation Order on Haywards Heath would be the diversion of HGV's to the south of the Village resulting in the vehicles coming through Haywards Heath therefore pushing the vehicular pressure onto the Town.
5. This matter has been brought before the Planning Committee previously at its meeting dates 7<sup>th</sup> June 2021 where the Town Council objected to the application. The following minute 16 was recorded.

***Consultation on Proposed Traffic Regulation Order – Lewes Road (B2111), Lindfield***

*Members had before them a consultation from Lindfield Parish Council, working in association with Project Centre Ltd, on a proposal to introduce a Traffic Regulation Order (TRO) that would enforce a 7.5 tonne weight limit along the stretch of Lewes Road (B2111) between High Street and Gravelye Lane. The restriction would prohibit vehicles greater than 7.5 tonnes from using the route, except for local access.*

*The proposal provoked considerable comment from Members, particularly in view of the detrimental impact the intended diversionary route through Haywards Heath would have on the town. Whilst there was some sympathy for Lindfield's predicament and for what it was trying to achieve and why, i.e. to reduce the number of heavy goods vehicles (HGVs) travelling through the village and thus reduce congestion and pollution, Members were adamant that Lindfield's problem should not be solved by transferring it on to the roads of Haywards Heath. What was needed was for WSCC, as highways authority, to stand back and start looking seriously at road uses in the entire area. Councillor Wickremaratchi, in his role as a County Councillor, was asked to take this up with WSCC Highways.*

*With every Member having had the opportunity to express his/her views, Councillor Laband assembled the relevant points that would comprise the Town Council's response to the consultation. This was **AGREED** as follows:*

*The Town Council **objects** to this Traffic Regulation Order (TRO) application in the strongest possible terms and is disappointed that as the neighbouring council and a key stakeholder, it was not afforded some form of pre-consultation from Lindfield Parish Council.*

The Town Council has grave concerns about how the TRO, if it were adopted, would have a very negative effect upon Haywards Heath. Specifically, the accident rate along the proposed 'closure' route is about 5 or 6 vehicles over 5 years. The intended diversion route has suffered well over 200 accidents during the same time frame. (Source for accident data – <https://www.crashmap.co.uk>)

The TRO would force polluting and damaging heavy goods vehicles (HGVs) to extend this part of their journey by exchanging a 1.4 mile route – High Street to the junction of Bedales Hill/Lewes Road – for a 3.6 mile route through Haywards Heath, effectively using the town as an HGV corridor. The proposed diversion route would also require vehicles to go past 4 schools and the Princess Royal Hospital en route to reach their required destination. The additional mileage for that route would require 148g of carbon dioxide (CO<sub>2</sub>) minimum per HGV per kilometre, which equates to well over 0.5kg of additional CO<sub>2</sub> emissions from every lorry. Based on 100 vehicles, that would equal 50kg a day and 16 tonnes per annum.

The TRO undermines the objectives of the Haywards Heath Town Centre Masterplan and moreover, the Town Council's 'Destination Haywards Heath' document upon which the Masterplan is based. Destination Haywards Heath was formulated specifically to reduce the amount of through traffic for Haywards Heath to avoid the very problems that the town is being asked to shoulder on behalf of Lindfield now.

6. Where there is no formal consultation on the matter at the present time the Town Clerk has been approached by West Sussex County Officers to seek guidance on the Town Council's current position. However, there was a meeting held on the 31<sup>st</sup> January 2023 as per appendix 2 of this report. These minutes describe a partnership approach look at signage leading through the villages to send the HGV's away a down the A23 onto A272.

## Financial Implications

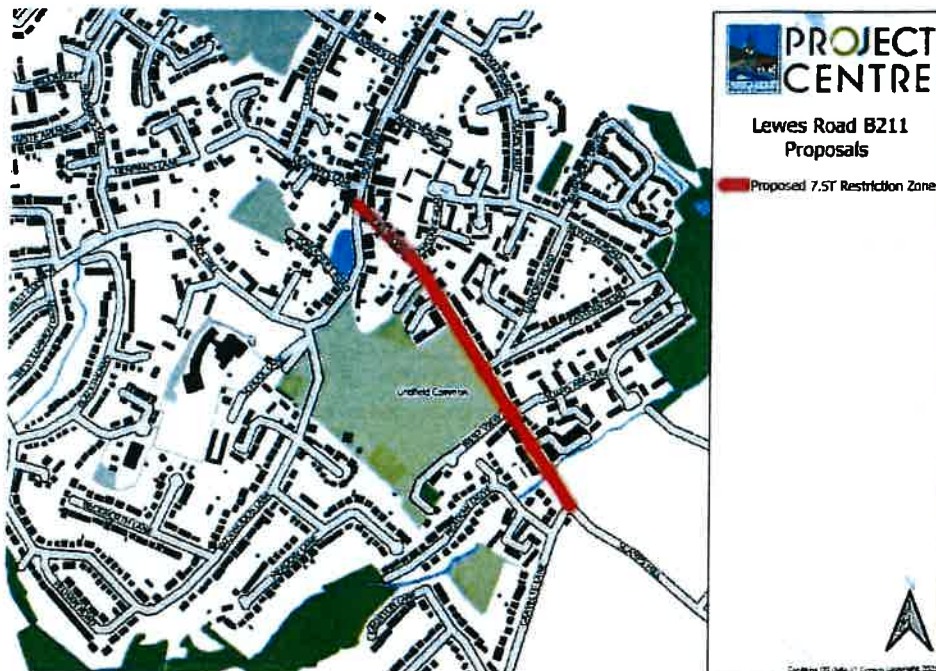
7. None

## Legal Implications

8. The Town Council can make such a resolution under the General Power of Competence, which the Town Council meets the criteria of as exercised and resolved at the Annual Meeting of the Town Council dated 15<sup>th</sup> May 2023 under minute 20.

Town Clerk

Appendix 1



**Proposed Lewes Road TRO restricting HGVs – 31<sup>st</sup> January 2023****Attended by:**

<b>Cllr Mike Pulfer</b> (MP), Leader, HHTC <b>Cllr Clive Laband</b> (CL), Deputy Leader, HHTC	<b>Cllr Ron Plass</b> (RP), Chair, LPC Planning & Traffic Committee <b>Mr Graham Turner</b> (GT), Resident & original proposer Lewes Road TRO
<b>Andrew Sturgeon</b> (AS), Deputy Town Clerk & RFO, HHTC	<b>David Parsons</b> (DP), Deputy Parish Clerk, LPC

**Proposed Lewes Road TRO restricting HGVs**

The meeting was held to follow up on the updated Consultation Report undertaken by the Project Centre for Lindfield Parish Council, in the light of HHTC's preliminary comments following the initial Consultation Report.

RP set the scene in respect of the extensive consultation work undertaken, following WSCC Highway's guidance. GT highlighted the previous Mid Sussex wide scheme which he had been involved in presenting to HHTC in 2015, which HHTC had supported but had become mired within WSCC. He noted that over time the current proposal should see truck drivers and their satnavs reroute away for Lindfield (and Haywards Heath) as they recalibrated away from the TRO and towards WSCC's advisory lorry routes.

CL considered that there were more lorries travelling through Haywards Heath in more recent times although all recognised that vehicle volumes were significantly affected by current construction projects in and around Mid Sussex. In this context, GT felt that WSCC should be challenged to properly implement the southern Haywards Heath bypass, through a TRO restricting larger vehicles from South Road. CL felt that the impact on carbon footprint of the proposed Lewes Road change needed to be addressed. MP considered that alongside any South Road TRO, a potential 20mph speed limit and traffic islands would help to support restricting vehicles from using this route. CL considered that HHTC's views had hardened, and he fundamentally disagreed with the proposed Lewes Road TRO, seeking an Environmental Impact Assessment and / or remediation, also questioning why improvements to the Lewes Road / High Street junction had not been considered as part of the proposals to improve junction safety. He also was concerned at the absence of comment from Fairer World Lindfield and, in his view, that lorries affected by the TRO would be forced to pass through Haywards Heath and past schools and the hospital, which has a higher level of recorded accidents.

MP noted that the issues in respect of mandating use of the Haywards Heath bypass were potentially complimentary and that a TRO directing HGVs off the A272 at the Butlers Green roundabout, following the bypass through to the Birch roundabout would similarly move such traffic away from South Street and the PRH, also making the Balcombe Road and route from Ardingly less attractive to such traffic, encouraging it to follow WSCC's advisory lorry routes. He considered that the Lindfield and Haywards Heath proposals needed County level support and that the Town and Parish Council's should work together accordingly. He considered that there would be emissions from the lorries whichever routing was available but that to route this away from the population centres would be beneficial. Ideally, he felt that putting applications in together for both schemes would be appropriate. Also noting that changes to South Road are in hand and need to be delivered.

RP was concerned that carbon mitigation would be very difficult to achieve and measure, such sampling being very dependent on vehicle volumes which were heavily affected by local construction works.

AS asked whether Lindfield's proposal could go ahead anyway, with perhaps HHTC's to follow at a later stage. RP suggested that any carbon monitoring might be done a before and after basis, with any amelioration considered in the light of roadside findings.

MP felt that HHTC's support for the Lews Road TRO should complement Lindfield support for the HH bypass, as both schemes have similar goals and should aid each other in improving residents' experience. He suggested that HGV's prefer a constant speed, rather than the regular acceleration and deceleration that the current routes through the population centres require, and achieving such should also feed positively into reducing vehicle emissions.

The HHTC members felt it important to also discuss the issues with:

- Cllr Pete Bradbury, MSDC Cuckfield Ward, WSCC Cuckfield & Lucastes Ward)
- Cllr Sujan Wickremaratchi (HHTC Ashengound Ward, WSCC, Haywards Heath Town Ward)

As well as Cllr Garry Wall (WSCC Lindfield and High Weald) and Mims Davies, MP. The Lindfield representatives explained that both had visited the site previously and indicated their support, and that Cllr Wall continued to be updated accordingly.

RP suggested that LPC work with HHTC with a view to supporting proposals for a TRO from the Birch to Butlers Green roundabouts, restricting HGV's from the centre of Haywards Heath and to use the southern bypass, as both schemes could be considered complimentary. All attendees recognised that with the local elections approaching, care would need to be taken that activities did not breach any 'purdah' requirements.

The HHTC representatives considered both projects to be beneficial to their communities and that both councils should work together in supporting a way forward.

It was concluded that LPC would take forward its proposed TRO and would be likely to be supportive of the scheme outlined above within Haywards Heath, subject to relevant committee approval. HHTC members would equally discuss matters within their appropriate committees and expected to be able to support LPC's scheme.

### **Action**

1. LPC representatives to contact both Cllrs Bradbury and Wickremaratchi
2. LPC to update its P&TC / Full Council
3. HHTC to bring the issues to its Planning Group and relevant Committees
4. HHTC and LPC to continue to liaise as appropriate in delivering a better situation for residents in reducing the impact of HGVs in their population centres