



**HAYWARDS HEATH
TOWN COUNCIL**

Town Hall 40 Boltro Road, Haywards Heath West
Sussex, RH16 1BA
Tel: 01444 455694
Website: www.haywardsheath.gov.uk
Email: town.clerk@haywardsheath.gov.uk

25th November 2024

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 2nd December 2024 at 7:00pm** at the Town Hall in the Council Chamber 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 11th November 2024.
3. To note Substitutes.
4. Public Forum – Members of the public are invited to ask questions or raise issues which are relevant and are the concern of this Council. A period of 15 minutes is allocated for this purpose. Notice of intention to address Council should be given to the Clerk by noon of the day of the meeting.
5. To receive Declarations of Interest from Members in respect of any matter on the agenda.
6. To note any appeals lodged and appeal decisions made, to note any licensing applications.
7. To receive planning decisions made by MSDC.
8. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
9. To consider any items that the Chair agrees to take as urgent business.

Committee Members: Planning Committee: S Inglesfield (Chair), D Pascoe (Vice Chair), A. Bashar, B King, N Chapman, A Platts, D Nicholson.

*'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.'*

Town Mayor Cllr Stephanie Inglesfield

Town Clerk Mr Steven Trice

Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Monday 11th November 2024, commencing at 7:00pm.

Present

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

Also present: RFO, Committee Clerk

*Absent

**Apologies

80 Apologies

Member	Reason
Cllr King	Illness

81 Minutes

The minutes of the meeting held on Monday, 21st October 2024 were taken as read, confirmed as a true record and duly signed by the Chair.

82 Substitutes

There were none.

83 Public Forum

There were no members of the public present.

84 Members Declaration of Interest

Cllr Bashar made the following declaration. "I declare a personal interest in all planning applications under agenda item 8 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."

85 Planning Appeals

Members noted that the following appeal pertaining to Haywards Heath had been decided by the Planning Inspectorate:

Date Lodged	References	Site	Description	Appeal Type & Procedure	Appeal Decision
04/10/2024	APP/D3830/W/24/3345555 (DM/23/0828 refers)	Land opposite 10 Bridgers Mill HAYWARDS HEATH	Chester House, Harlands Road, Haywards Heath, RH16 1LR	Written Representation	Dismissed

Licensing Applications

Members noted that there were no licensing applications pertaining to Haywards Heath.

86 Planning decisions from Mid Sussex District Council.

Members noted the following decisions:

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/24/2307	25 Wealden Way, RH16 4AF	21/10/2024	No comment	Permitted
DM/24/1947	Kipling Court, Paddockhall Road	09/09/2024	No comment	Permitted
DM/24/1830	15 Portsmouth Lane, RH16 1SE	09/09/2024	No comment	Permitted
DM/24/1819	Sans Souci, Snowdrop Lane, RH16 2QE	09/09/2024	No comment	Permitted
DM/24/1857	15 Norris Lane, RH17 5ND	09/09/2024	No comment	Permitted
DM/24/2091	Carousel, 27 Sergson Road, RH16 1HX	09/09/2024	Defer to MSDC tree officer	Consent
DM/24/1948	Little Barn, Hanlye Lane, RH17 5HR	09/09/2024	No comment	Certified as Lawful (Existing Development)
DM/24/1820	17 Sheppeys, RH16 4NP	19/08/2024	No comment	Permitted
DM/24/2050	Kelston, Birch Close, Rh17 7ST	30/09/2024	Defer to MSDC tree officer	Permitted
DM/24/2150	Muster House, 12 Muster Green North, RH16 4AG	30/09/2024	Defer to MSDC tree officer	No Objection
DM/24/2188	Land to rear of 35 Greenhill Way, RH17 7SQ	30/09/2024	Defer to MSDC tree officer	No Objection
DM/24/1996	83 New England Road, RH16 3LE	09/09/2024	No comment	Permitted
DM/24/2043	25 Cattswood Lane, RH16 4GF	09/09/2024	No comment	Certified as Lawful (Proposed)
DM/24/1909	2 Ridgeway, RH17 7AQ	09/09/2024	Defer to MSDC tree officer	Consent
DM/24/2138	Birchen Lane, RH16 1RY	30/09/2024	Defer to MSDC tree officer	Consent
DM/24/1076	1 Boltro Road, RH16 1BY	28/05/2024	No comment	Permitted (Prior approval given)
DM/24/1997	11 Harvesters, RH16 4JX	09/09/2024	No comment	Permitted
DM/24/2229	72 Sydney Road, RH16 1QA	30/09/2024	Defer to MSDC tree officer	No Objection
DM/24/1638	Quillet, Franklands Village, RH16 3RJ	21/10/2024	Defer to MSDC tree officer	No Objection
DM/24/2300	15 Lewes Road, RH17 7SP	21/10/2024	Defer to MSDC tree officer	No Objection

DM/24/2352	16 Paddockhall Road, Rh16 1HH	21/10/2024	Defer to MSDC tree officer	No Objection
DM/24/2189	145 Priory Way, RH16 3NS	30/09/2024	No comment	Permitted
DM/24/2283	114 Hoblands, RH16 3NB	21/10/2024	Defer to MSDC	Certified as Lawful (Proposed)
DM/24/2145	24 Church Avenue, RH16 1ED	30/09/2024	No comment	Permitted
DM/24/1946	Land adjacent to Bennetts Rise	09/09/2024	Defer to MSDC tree officer	Consent

87 Comments and Observations on Planning Applications

Members made comments and observations on 24 Planning Applications as per Appendix 1 attached.

88 Items Agreed as Urgent by the Chair

Cllr A Murray informed the meeting that he would be withdrawing from the Planning Committee due to personal commitments, but he would continue to remain on the Policy and Finance Committee. Cllr Murray enquired about rejoining the Committee at some point, where Cllr Inglesfield advised that Committee membership would be reviewed and renewed in May, in accordance with protocol. Cllr Inglesfield reminded Cllr Murray that he would be able to attend meetings in future, as a non-voting Member and any comments he had regarding Planning applications could be brought forward by another Councillor who was a member of the Committee. Cllr Inglesfield advised that she would take on Cllr Murray's ward, with regards to Planning.

The meeting closed at 7:07pm.

Planning Applications Received **Week 1**

Application Reference	Address/Description	Ward	Comments
DM/24/2063	47 Wivelsfield Road Retrospective Planning Application for the construction of a detached 3no. bedroom dwelling (revisions to previously approved application DM/22/0841 for a 2no. bedroom dwelling in respect of the new house now known as Hilltop House, 47a Wivelsfield Road). Certificate B received 18/10/2024.	Ashenground	This application was discussed at the Planning meeting on 30/09/24. The only change is the receipt of the Certificate B. Suggest, therefore, that previous comments are reiterated. Previous comments reiterated to MSDC.
DM/24/2078	Saxbre 14 Birchen Lane Proposed demolition of existing ground floor bay window, conservatory and garden house. Proposed single storey rear extension to replace conservatory. Erection of a new open porch. Replacement of flat-roof dormer with a pitched-roof dormer to frontage. New render to the front elevation. Relocate the front door and alter front fenestration.	North East	No comment.
DM/24/2366	50 Franklynn Road Proposed first floor rear extension creating an additional bedroom. Hip end pitched cut roof running into existing pitched roof. Replace a double window with french doors to rear ground floor.	Ashenground	No comment.
DM/24/2432	Site Of Shangri La Queens Road Proposed erection of 1 no. three bedroom dwelling with car parking (revisions to planning permission DM/24/0813)	North	No comment.
DM/24/2495	Colwell Cottage And Colwell Mews 116 And 118 Lewes Road Retrospective application seeking amendments to fenestration arrangement approved under application DM/21/1986.	Franklands	No comment.
DM/24/2512	29 Greenhill Way To cut the overhanging coppice of hazels by 1 - 2 meters that is	Franklands	Defer to the opinion of the MSDC Tree Officer.

	hanging over the fence line into the garden of 29 Greenhill way back to the fence line. As this is encroaching into the garden.		
DM/24/2519	Old Granary Bridgers Mill T1 and T2 - Oak trees - Reduce entire crown to shape by 1 - 1.5m. T3- Dead Hawthorn - fell.	North	Defer to the opinion of the MSDC Tree Officer.

Planning Applications Received **Week 2**

Application Reference	Address/Description	Ward	Comments
DM/24/2113	53 Edward Road Proposed part demolition of existing garage structure and erection of single storey side/rear extension.	Ashenground	No comment.
DM/24/2130	30 Quarry Hill Variation of Conditions 2 and 3 relating to planning reference DM/22/1562 to allow changes to the external materials and door and window details.	Lucastes and Bolnore	No comment.
DM/24/2529	Coach House,108 Lewes Road Variation of condition 2 of planning application DM/21/1977 - minor material amendments to the approved scheme, specifically and solely in respect of the addition of a new ground floor window in the rear (northern) elevation of the building and the repositioning of the doors/windows in the front (southern) elevation of the building.	Franklands	No comment.
DM/24/2547	2 Diamond Cottages, St John's Road Proposed single storey extension at rear and small dormer to rear loft.	Ashenground	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/24/2553	5 Norris Lane Proposed Garage Conversion to be used as office space	North West	No comment.
DM/24/2554	Clair Court, Perrymount Road Reduce x1 chestnut tree by 30% to previous points to maintain size and keep canopy clear from buildings.	Bentswood and Heath West	Defer to the opinion of the MSDC Tree Officer.

DM/24/2573	52 Washington Road Oak in front garden - Fell	Bentswood and Heath East	Defer to the opinion of the MSDC Tree Officer.
DM/24/2578	70 Sydney Road Proposed 2 storey side extension.	Bentswood and Heath West	No comment.
DM/24/2580	6 Oldfield Drive (T1) Oak - Fell. (T2) Sycamore - Fell. (T3) Oak - Fell	Franklands	Defer to the opinion of the MSDC Tree Officer.
DM/24/2586	26 Charlesworth Park Conversion of existing garage and provision of rear extension.	Franklands	No comment.
DM/24/2581	49 Lucastes Avenue Reduce height of 3 apple trees by 50%	Lucastes and Bolnore	Defer to the opinion of the MSDC Tree Officer.

Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	Comments
DM/24/2562	11 Ash Grove Proposed loft conversion with gable-ends and rear dormer	Ashenground	No comment.
DM/24/2569	Little Barn, Hanlye Barn, Hanlye Lane Installation of two doors and four window screens, together with tiled steps at Little Barn.	Lucastes and Bolnore	No comment.
DM/24/2593	6 Wythwood Proposed two storey and single storey side and rear extension, installation of two stainless steel flues to new log stoves	Franklands	No comment.
DM/24/2651	17B Blunts Wood Ash x2 – Fell, due to ash die back. Hornbeam (mature) – Reduce back secondary growth over garden by up to 3m and remove minor lowest stem. Hornbeam (young) – reduce back by up to 3m.	Lucastes and Bolnore	Defer to the opinion of the MSDC Tree Officer.
DM/24/2640	40 Wickham Way Proposed new single storey rear extension, following part demolition of existing. Front and rear dormers and loft conversion. Internal alterations including part conversion of garage and amendments to fenestration.	North East	No comment.
DM/24/2597	Brabourne, College Road Proposed loft conversion comprising a hip to gable roof	North East	As this is an application for a Lawful Development Certificate and is therefore a legal

	extension and rear dormer extension.		matter, the Town Council defers the decision to Mid Sussex District Council.
--	--------------------------------------	--	------------------------------------------------------------------------------

NOTIFICATION OF APPEALS LODGED/DECIDED WITH THE PLANNING INSPECTORATE

There were **no** appeals lodged or decided in the weeks commencing 4th November, 11th November and 18th November.

LICENSING TEAM – LICENSING ACT 2003

Should you require further details on any application please contact us: Licensing@midsussex.gov.uk

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of Application /Nature of variation required	Latest date for representations to be made. Within 28 consecutive days (Within 10 working days for minor variations)
LI/24/1667	14/11/2024	Premises	Jessca Woodroffe	Woodhouse Butchery Unit 2B Burrell Road Haywards Heath West Sussex RH16 1TW	No	New Premises License	12/12/2024
LI/24/1692	2011/2024	Premises	Mr Abraham Kunjachan and Ms Liji Pappachen	Unit 2 Depot Rear of; 25 Gower Road Haywards Heath RH16 4PL	No	New Premises License	18/12/2024

Planning decisions received from Mid Sussex District Council

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/24/2275	48 Wood Rise, RH16 4NJ	30/09/2024	No comment	Permitted
DM/24/2297	46 Lewes Road, RH17 7SN	21/10/2024	No comment	Permitted
DM/24/2433	Gresham Dental Practice, Butlers Green Road	21/10/2024	Defer to MSDC tree officer	No objection
DM/24/1683	Ephesus, The Broadway	29/07/2024	HHTC supported this application for extended hours, providing opening times remained as advertised on the property (16:00 – 0.00 Sun – Thurs, 14:00 – 01.30 Fri and Sat)	Permitted. Conditions: The premises shall not be open for trade or business other than between the hours of 09:00 and 00:00 Sunday to Thursday and 09:00 to 01:45 Friday and Saturday (including until 01:45 Sunday)
DM/24/2354	2 George Avenue, RH17 7BZ	21/10/2024	No comment	Permitted
DM/24/2365	Trees at and adjacent to 19 The Droveaway	21/10/2024	Defer to MSDC tree officer	Consents
DM/24/2277	Bolnore Village Primary School, RH16 4GD	21/10/2024	No comment	Application withdrawn
DM/24/2279	Tesco Express, The Orchards	30/09/2024	No comment	Consents
DM/24/2336	9 Aster Way, RH17 5NL	21/10/2024	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council	Certified as Lawful (Proposed)

			defers the decision to Mid Sussex District Council.	
DM/24/2063	47 Wivelsfield Road, RH16 4EN	11/11/2024	HHTC noted the amended application which included the Certificate B. The Council had previously objected to this application on 07/10/2024 and reiterate their comments.	Permitted
DM/24/2547	2 Diamond Cottages, St Johns Road	11/11/2024	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.	Certified as Lawful (Proposed)
DM/24/2580	Skyfall, 6 Oldfield Drive	11/11/2024	Defer to MSDC tree officer.	No Objection
DM/24/2581	49 Lucastes Avenue, RH16 1JZ	11/11/2024	Defer to MSDC tree officer	No Objection
DM/24/2078	Saxbre, 14 Birchen Lane	11/11/2024	No comment	Permitted
DM/24/2519	Old Granary, Bridgers Mill	11/11/2024	Defer to MSDC tree officer	Consents
DM/24/2512	29 Greenhill Way, RH17 7SQ	11/11/2024	Defer to MSDC tree officer	Consents
DM/24/2472	Orchard Cottage, 66 Oathall Road	21/10/2024	Defer to MSDC tree officer	No Objection
DM/24/2453	Winkfield Court, Boltro Road	21/10/2024	Defer to MSDC tree officer	Consents
DM/24/2544	Clair Court, Perrymount Road	11/11/2024	Defer to MSDC tree officer	Consents
DM/24/2064	23-25 Bolnore Road, RH16 4AB	09/09/2024	The Town Council requests that if consent is granted for the removal of tree	Permitted

			T1 (Norway maple) from the northern end of the site, it shall be replaced with a suitably mature specimen within the same general vicinity	
DM/24/2561	17B Blunts Wood Road, RH16 1ND	11/11/22024	Defer to MSDC tree officer	Consents

Planning Applications Received **Week 1**

Application Reference	Address/Description	Ward	Comments
DM/24/2678	2 Ridgeway, RH17 7AQ (T1) Oak – Fell	Franklands	Defer to MSDC tree officer
DM/24/2557	33 Lucastes Avenue, RH16 1JU Horsechestnut Tree – Crown reduction of 3m, crown lift of 1m, crown thinning of 20%	Lucastes and Bolnore	Defer to MSDC tree officer

Planning Applications Received **Week 2**

Application Reference	Address/Description	Ward	Comments
DM/24/2754	Haywards Heath Football Club, Hanbury Park Stadium The replacement of the existing grass football pitch, with a new G pitch (third generational artificial grass) and removal and replacement of the existing 3G with 2Nr padel courts	Bentswood and Heath East	
DM/24/2791	1 Calbourne, RH16 4AQ 2x Beech trees – reduce by 2m overall. 1x Yew tree – reduce canopy by 1m overall.	Lucastes Boltro	Defer to MSDC tree officer
DM/24/2734	2 Washington Road, RH16 3HQ Proposed porch extension on principal elevation.	Bentswood and Heath East	This property was previously granted permission for a single storey wrap around extension at rear of property in 2022 (DM/22/1682). HHTC had no comment on this previous application.
DM/24/1802	Barn Cottage Pavillion, Barn Cottage Lane New mixed-use purpose-built comment centre with use-by-day nursery, together with joining path to existing pavilion with modified brick banding, confirmation of brickwork detailing and minor internal alterations. Supporting BNG information received 11/11/2024.	Bentswood and Heath East	Previously discussed at Planning Meeting 19/08/2024. HHTC had no comment. Looks like the only difference is the BNG information.
DM/24/2775	Haywards Heath Baptist Church Installation of solar panels on the south side of the pitched roof of the Church. Installation of a weatherproof enclosure containing inverter, storage	Ashenground	Application for a Lawful Development Certificate (Proposed)

	batteries and control equipment on an exterior wall in the enclosed rear garden area of the Church. This is an application to establish whether the development is lawful.		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	Comments
DM/24/2434	17 Chandlers Field Drive, RH16 4UT Conversion of garage into an additional room to use as a home office and gym. Replacement of garage door with a single window to match existing windows. Amended plans received showing revisions to design and materials.	Lucastes and Bolnore	Previously discussed at Planning Committee on 21/10/2024. Amended plan – new window design. HHTC had no comment on previous application.
DM/24/2809	Haywards Heath Police Station, Bolnore Road Various works proposed to trees at this site as specified in Tree Report	Lucastes and Bolnore	Defer to MSDC tree officer
DM/24/2640	40 Wickham Way, RH16 1UQ Proposed new single storey rear extension, following part demolition of existing. Part conversion of garage and amendments to fenestration (Amended Plans Received 22.11.24)	North East	Previously discussed at Planning Committee on 11/11/2024 when HHTC had no comment. New plan no longer has dormers and loft conversion.
DM/24/2786	14 Quarry Hill, RH16 1NQ Demolition of existing conservatory/single storey extension and replaced with a new single storey extension to improve the kitchen, living and dining area	Lucastes and Bolnore	Application for Lawful Development Certificate (Proposed).
DM/24/2761	Church Corner House, Church Road Application for a flexible use permission under the provisions of Class V of Part 2 of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, with the flexible uses being defined either as: commercial, business and service uses (Class E(a-g)); public house, wine bar, or drinking establishment (sui generis); or hot food takeaway (for the sale of hot food where consumption of that	Bentswood and Heath East	Change of Use Application.

	food is mostly undertaken off the premises) (sui generis).		
DM/24/2683	12 Queens Road, RH16 1EB Proposed single storey rear extension, including remove and replace existing extension. Rear chimney removal.	North Central	
DM/24/2785	10 Sergison Close, RH16 1HU Proposed works to include existing garage demolished and rebuilt to create habitable space. Rear conservatory removed and replaced with a single storey extension with pitched roof. Front flat roof extension with open flat roof porch. Single storey side extension. Widened driveway with retaining wall, soft landscaping and changes to fence to rear.	Lucastes and Bolnore	