



HAYWARDS HEATH TOWN COUNCIL

Town Hall, 40 Boltro Road, Haywards Heath, West Sussex, RH16 1BA

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6th May 2025

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 13th May** 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 Tuesday 22nd April 2025.
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 Mid Sussex District Council (MSDC).
8. To consider planning applications for comments and observations to be submitted to 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, N Chapman, B King, A Platts

*'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 22nd April 2025 commencing at 7:00pm.

Present

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

Also present: Town Clerk, Committee Clerk

*Absent

**Apologies

148 Apologies

Member	Reason
Cllr Platts	Ill health

149 Minutes

The minutes of the meeting held on Monday 7th April 2025 were taken as read, confirmed as a true record and duly signed by the Chair.

150 Substitutes

There were none.

151 Public Forum

There were no members of the public present.

152 Members Declaration of Interest

Cllr A Bashar declared that he sits on Mid Sussex District Council's Planning Committee. In accordance with guidance received from the Monitoring Officer, he would not make any decisions or vote on any application, so to retain his ability to vote at District Planning meetings.

153 Planning Appeals

Members noted that there were no appeals lodged or decided in the weeks commencing 31st March and 7th April.

Licensing Applications

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.
LI/25/0476	01/04/25	Premises	Edward White	Throw Darts Ltd 11 The Broadway Haywards Heath West Sussex RH16 3AQ	No	New Premises Licence	29/04/2025

Members noted one licensing application.

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Planning decisions from Mid Sussex District Council.

Members noted the following decisions:

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/22/2303	Lloyds Bank 31-33 Perrymount Road	22/08/2022	In principle the Town Council SUPPORTS the application, however the Council would require in order to make this a sustainable development the following; • It is felt that the number of parking spaces is woefully short and will exacerbate parking issues in the vicinity of the site. It is required that application requires at least 68 spaces with further provision for electric charging points as the are only 8 at the present time. • lack of affordable is also a concern as it is contrary to DP31 of the District Plan and the housing	Permitted

			<p>policies of the Haywards Heath Neighbourhood Plan, which would normally be an objection. This should be reviewed during viability appraisal at the end of the process against the rental values achieved. The Town Council contends that rental flats need more communal space therefore the viability as written need reviewing. • An environmental issue of concern, which must be considered is the cooling of the building. Where the application mentions air source heating pumps there is lacking information on how the building would be cooled in the summer months.</p>	
DM/24/2863	2 Diamond Cottages, RH16 2QE	24/02/2025	No comment	Permitted
DM/25/0299	63 Balcombe Road, RH16 1PE	24/02/2025	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
DM/25/0039	1 Colwell Close, RH16 4HF	03/02/2025	No comment	Permitted

DM/25/0113	20 Boltro Road, RH16 1BB	17/03/2025	No comment	Permitted
DM/25/0412	17 Eastern Road, RH16 3NG	17/03/2025	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
DM/25/0343	11 Oathall Avenue, RH16 3ES	24/02/2025	No comment	Application withdrawn
DM/25/0194	6 Highland Road, RH16 4DP	24/02/2025	No comment	Permitted
DM/25/0315	33 Willow Park, RH16 3UA	17/03/2025	No comment	Permitted
DM/25/0603	The Vic Forster Centre, Franklands Village	07/04/2025	Defer to MSDC Tree Officer	No objection
DM/25/0402	197 Hoblands, RH16 3NA	17/03/2025	No comment	Permitted
DM/25/0604	37 Muster Green, RH16 4AL	07/04/2025	Defer to MSDC Tree Officer	No objection
DM/25/0049	19 Gander Hill. RH16 1QU	17/03/2025	No comment	Permitted
DM/25/0557	3 West Mallion, RH16 4HP	17/03/2025	Defer to MSDC Tree Officer.	Consent
DM/25/0628	8 Badger Drive, RH16 1EP	07/04/2025	Defer to MSDC Tree Officer.	Consent

155 Comments and Observations on Planning Applications

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

Members voted on one application, application DM/25/0827. Cllr Inglesfield, Cllr Pascoe, Cllr Chapman and Cllr King voted FOR Objecting to the application. Cllr Bashar did not vote.

Members **RESOLVED** to Object to Planning Application DM/25/0827 (Land East of Lunce's Hill).

156 Items Agreed as Urgent by the Chair

The Clerk stated that he had met with Mid Sussex District Council's Section 106 officer and he now had a database of updated details. He stated that a Planning Working Group meeting would be called in due course to discuss this.

The meeting closed at 7.52pm.

Planning Applications Received Week 1

Application Reference	Address/Description	Ward	Comments
DM/25/0827	<p>Land East of Lunce's Hill, Fox Hill</p> <p>Outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access).</p>	Franklands	<p>The Town Council strongly OBJECTS to the proposal and wishes to support the comments made by Lewes District Council and Wivelsfield Parish Council. The Town Council feels the proposal is speculative at best as the site, which is entirely composed of greenfield land, is not included in either the Lewes or Mid Sussex existing District Plans nor the emerging Mid Sussex Plan. The proposal contravenes sections DP26, DP34 and DP36 of the District Plan. It is also outside the built-up area in Haywards Heath and contravenes sections E5 and E9 of the Haywards Heath Neighbourhood Plan. Additionally, the site sits across the border line, meaning part of it falls into Mid Sussex District Council, with the remainder falling into Lewes District Council.</p> <p>The Town Council is deeply concerned about the traffic situation on Lunce's Hill and the cumulative effect of the proposal with other nearby developments. The proposal is not a sustainable development, particularly due to the lack of nearby amenities and would require car access. There is a lack of pavement south of the proposed site and no cycle lanes. The</p>

			<p>school to be built on Hurstwood Lane has no drop-off point, which will inevitably lead to children walking along Lunce's Hill.</p> <p>Additionally, no affordable housing has been mentioned in the proposal. The Town Council is also concerned about the impact the proposal would have on wildlife in the area.</p> <p>If approved, the Town Council requests that Section 106 money be allocated to the new cemetery and allotments in the Hurstwood Lane development.</p>
DM/25/0811	50 Vale Road, RH16 4JS Proposed hip to gable roof extension to enable loft conversion. Remove existing garage and construct single storey side extension.	Ashenground	No comment.
DM/25/0791	7 Franklynn Road, RH16 4DG Single storey rear extension	Bentswood and Heath East	No comment.
DM/25/0882	40 Wickham Way, RH16 1UQ Proposed loft conversion including erection of rear box dormer This is an application to establish whether the development is lawful	North East	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/25/0844	86 Harlands Road, RH16 1LS Demolition of conservatory, garage and other non-original rear extensions; construction of a two-storey rear extension with pitched and flat roof; construction of a single storey side extension with flat roof and 2no. lantern rooflights; construction of porch with pitched roof.	North West	No comment.
DM/25/0819	12 Lucastes Avenue, RH16 1LD	Lucastes and Bolnore	No comment.

	Two storey extension to the side of the existing house, comprising a garage and studio room at first floor.		
DM/25/0884	42 Gower Road, RH16 4PN Conversion of roof space and rear extension. This is an application to establish whether the development is lawful.	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/24/0847	Colwell House, 108 Lewes Road, RH17 7TB Proposed extensions and alterations to dwelling incorporating single storey extensions to dwelling, internal alterations, removal of existing swimming pool and enclosure, new swimming pool and pool house and new vehicular access. Amended Plans received on 31.03.2025.	Franklands	The Town Council has no additional comments.
DM/24/0848	Colwell House, 106 Lewes Road, RH17 7TB Proposed extensions and alterations to dwelling incorporating single storey extensions to dwelling, internal alterations, removal of existing swimming pool and enclosure, new swimming pool and pool house and new vehicular access. Amended Plans received on 31.03.2025	Franklands	The Town Council has no additional comments.
DM/25/0815	Communal Garden Area, Mill Hill Close T1 Lime - Pollard back to safe point approx. 50%. T2 Lime - Pollard back to safe point approx. 50%. Lime 3 - Pollard back to previous knuckles, reducing by 40%.	North Central	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/0883	14 Church Avenue, RH16 1ED Erection of an L-shaped flat roof rear dormer and insertion of 2no. roof lights to front elevation. This is an application to establish	North Central	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.

	whether the development is lawful.		
DM/25/0620	Rezvan, 48 Lucastes Avenue, RH16 1JY Propose to raise the level of a 10m by 15m area of the garden using excess soil from the previous garage build.	Lucastes and Bolnore	No comment.
DM/25/0895	Heath Court, Heath Road, RH16 3AF Mixed Species (G2) - Reduce by 2.5 metres and crown lift to 5 metres, Cherry (T3) Crown Lift 5 metres, Oak (T5) - Fell, Lawson Cypress (G6) - Reduce end conifers to match height of existing hedge line.	Bentswood and Heath West	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/0890	22 Haywards Road, RH16 4HT Proposed two storey rear and side extension.	Ashenground	No comment.
DM/25/0328	45 Franklynn Road, RH16 4DQ Proposed two storey side extension and single storey garage conversion (revised plans received 07.04.25)	Bentswood and Heath East	No comment.
DM/25/0200	13 Manaton Close, RH16 3HS Oak tree – Cut back by 3m lower limb on eastern side over road. Cut back limbs by 2-3m on northern side back to fence line.	Bentswood and Heath East	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

Planning Applications Received Week 2

Application Reference	Address/Description	Ward	Comments
DM/25/0538	59 Lucastes Avenue, RH16 1JZ Oak Tree (T1) – Remove epicormic growth. Hornbeams x3 (T2) – Fell	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/0930	50 College Road, RH16 1QR Proposed ground floor rear extension	North Central	No comment
DM/25/0959	12 Sheppeys, RH16 4NZ	Ashenground	No comment

	Proposed rear single storey extension, small extension to rear of garage, front porch extension and small new ground floor side window to new WC.		
DM/25/0903	6 Franklands Village, RH16 3RA Proposed side/rear extensions, demolition of existing garage and garden room extension with associated internal and external works.	Franklands	No comment
DM/25/0966	27 Wickham Way, RH16 1UJ Removal of existing single storey small kitchen extension. Proposed new single storey extension with flat roof and lantern rooflights and brickwork to match existing. Proposed new open oak frame pitched roof porch to front door. Proposed new high level slot window to existing side wall at ground floor level. Proposed new side window to new wc, in existing side external door location.	North East	No comment
DM/25/0569	2 West Mallion, RH16 4HP Proposed single storey extension infill on rear elevation.	Ashenground	No comment
DM/25/0919	23 Franklynn Road, RH16 4DQ Proposed single storey rear extension and loft conversion to include a rear facing dormer.	Bentswood and Heath East	No comment
DM/25/0986	22 Lucastes Avenue, RH16 1JX Replacement of a conservatory, decking and an external stair to allow the construction of a rear extension.	Lucastes and Bolnore	No comment

Notification of Appeals Lodged/Decided with the Planning Inspectorate

There were **no** appeals lodged or decided in the weeks commencing 14th April, 21st April and 28th April.

Notification of Licensing Applications received

There were **no** licensing applications received in the weeks commencing 14th April, 21st April and 28th April.

Planning decisions received from Mid Sussex District Council

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/25/0478	2-8 Sussex Road, RH16 4EA	17/03/2025	No comment	Permitted
DM/25/0585	19 Lucastes Road, RH16 1JN	07/04/2025	Defer to MSDC Tree Officer	No Objection
DM/25/0673	9 Wickham Close, RH16 1UH	07/04/2025	No comment	Permitted
DM/25/0375	26 Gander Hill, RH16 1QX	17/03/2025	No comment	Permitted
DM/25/0846	25 Oathall Road, RH16 3EG	07/04/2025	Defer to MSDC Tree Officer	No Objection
DM/23/3230	Central Education Ltd, Barclay Court, Market Place	29/07/2024	No comment	Permitted
DM/25/0994	Braydells, Hurstwood Lane	-	-	Non-material amendment - Approved
DM/25/0815	Communal Garden Are, Mill Hill Close	22/04/2025	Defer to MSDC Tree Officer	Permitted
DM/25/0729	Former St Francis Hospital, Colwell Road		Defer to MSDC Tree Officer	Permitted – Beech removal Refused – Lawson Cypress removal
DM/25/0895	Heath Court, RH16 3AF	22/04/2025	Defer to MSDC Tree Officer	Application withdrawn
DM/25/0475	11 Orchard Close, RH16 1UU	17/03/2025	No comment	Permitted
DM/25/0328	45 Franklynn Road, RH16 4DQ	22/04/2025	No comment	Permitted
DM/25/0638	East Lodge, 23A Bolnore Road, RH16 4AB	07/04/2025	No comment	Permitted

Planning Applications Received **Week 1**

Application Reference	Address/Description	Ward	Comments
DM/25/0964	143 Priory Way, RH16 3NS Removal of the existing conservatory and construction of a new structure in its place. Loft conversion into the existing loft space.	Bentswood and Heath East	
DM/25/1027	4 Sussex Gardens, RH17 SU T1 Magnolia - fell. T2 and T3 Hawthorn and Hazel trees - cut back to fence line. T4 Hazel - reduce to height of 2m. T5 Hornbeam - remove two branches leaning over into garden.	Franklands	Defer to MSDC Tree Officer.
DM/25/1013	24 Old Wickham Lane, RH16 1UP Part ground floor, part first floor extension and creation of new porch.	North Central	

Planning Applications Received **Week 2**

Application Reference	Address/Description	Ward	Comments
DM/25/0847	23 Oathall Road, RH16 3EG Hawthorn - Cut back overhanging branches on top of garage. (site address changed 23.4.25)	Bentswood and Heath West	Previously on agenda 07/04/2025 listed by MSDC as at 25 Oathall Road. HHTC deferred this to the MSDC Tree Officer.
DM/25/0445	Land at Colwell Farm, Lewes Road Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses. UPDATED INFORMATION of highways layby plan, Transport Note, response to Ecology consultation comments and	Franklands	Previously discussed at Planning on 17/03/2025 when HHTC made the following comment: The Town Council is extremely disappointed by the submission of this application and considers it to be opportunistic and speculative. The Town Council OBJECTS to the proposal on the following grounds: 1. it is not an allocated site in the

	updated Landscape Visual Impact Assessment		<p>Haywards Heath Neighbourhood Plan and is contrary to Policies E5 and E9; 2. it is not an allocated site in the Mid Sussex District Plan 2014- 2031 and is considered contrary to elements of Policies DP26, DP34 and DP35; 3. the site falls outside of the built-up area line of the town; 4. the proposal constitutes development within the green belt; 5. the proposal would be detrimental to the neighbouring Lewes Road Conservation Area; 6. the proposed highway access to the development at this point on Lewes Road (which is part of the busy A272) would generate an unacceptable increase in vehicular traffic entering and leaving the highway to the detriment of highway safety; 7. the proposed highway access - between two existing/established properties in Lewes Road - would be detrimental to the amenities of residents living there; 8. as well as being partially comprised of ancient woodland, the site is home to numerous species of endangered, vulnerable and protected wildlife including: Hazel dormice, adders, multiple species of bats, hedgehogs, Great Crested newts (this is in fact listed as a red area site for this species), deer and badgers. Disturbance of Hazel dormice, protected bats and badgers is a criminal offence. The development would destroy vital habitat, feeding,</p>
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			<p>nesting and hunting grounds for these species and the Town Council believes the proposals do not go far enough to ensure the protection of these, particularly in regard to the large badger set found on site. The development would also result in the loss of a vital wildlife corridor. In the event that the application is approved despite these objections, the Town Council requests that developer Section 106 contributions for local community infrastructure be allocated towards the proposed allotments, cemetery and Country Park on land off of Hurstwood Lane. Furthermore, any consent must be conditional on a significant improvement in what is being offered in terms of the proposal's accessibility, connectivity, and sustainability, such as: the creation of controlled crossings/a pedestrian bridge across Lewes Road, improved footpaths, wildlife tunnels and cycle paths</p>
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Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	Comments
DM/25/1086	30 Quarry Hill, RH16 1NQ Proposed single and double storey extension with garage conversion.	Lucastes and Bolnore	Previous plans for a two-storey rear extension were approved in 2022 (DM/22/1562) with Variation of conditions (DM/24/2130). HHTC made no comment on these applications. This was never built, so this is a similar plan application

			due to the 3 year expiration date approaching.
DM/25/1077	2-8 Sussex Road, RH16 4EA Change of use from commercial space to two flats.	Ashenground	Previous application to change this from commercial floorspace to 2x self-contained flats was refused in Dec 2024 due to lack of asbestos report, lack of flood risk report and concern about natural light (DM/24/2152). Application for new windows at the property was permitted in April 2025 (DM/25/0478).