

Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Tuesday 13th May 2025 commencing at 7:00pm.

Present

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

Also present: RFO, Committee Clerk

*Absent

**Apologies

1. Apologies

Member	Reason

2. Minutes

The minutes of the meeting held on Tuesday 22nd April 2025 were taken as read, confirmed as a true record and duly signed by the Chair.

3. Substitutes

There were none.

4. Public Forum

There were no members of the public present.

5. 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.

6. Planning Appeals

Members noted that there were no appeals lodged or decided in the weeks commencing 14th April, 21st April and 28th April.

Licensing Applications

Members noted that there were no licensing applications received in the weeks commencing 14th April, 21st April and 28th April.

7. Planning decisions from Mid Sussex District Council.

Members noted the following decisions:

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DM/25/0895	Heath Court, RH16 3AF	22/04/2025	Defer to MSDC Tree Officer	Application withdrawn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

8. Comments and Observations on Planning Applications

Members made comments and observations on 7 Planning Applications as per Appendix 1 attached.

9. Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 7.24pm.

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	No comment.
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	The Town Council defers this decision to Mid Sussex District Council's 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	No comment.

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	The Town Council defers this decision to Mid Sussex District Council's 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: A highways layby plan,	Franklands	The Town Council OBJECTS to this proposal and wishes to reiterate their comments of 20/03/2025 which are below: 'The Town Council is extremely disappointed by the submission of this application and considers it to be opportunistic and

	<p>Transport Note, response to Ecology consultation comments and updated Landscape Visual Impact Assessment</p>	<p>speculative. The Town Council OBJECTS to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. it is not an allocated site in the 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,
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			<p>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, 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> <p>Additionally, the Town Council seeks clarification</p>
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			on the TAD scheme mentioned in the WSCC document dated 06/05/2025 as safe access to the site is a major concern.
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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	No comment.
DM/25/1077	2-8 Sussex Road, RH16 4EA Change of use from commercial space to two flats.	Ashenground	No comment.