

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.

154

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	Permitted

			<p>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 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	Certified as Lawful

			Certificate and is therefore a legal matter, the Town Council defers the decision to Mid Sussex District Council.	
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</p>

			<p>would require car access. There is a lack of pavement south of the proposed site and no cycle lanes. The 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	North West	No comment.

	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.		
DM/25/0819	12 Lucastes Avenue, RH16 1LD Two storey extension to the side of the existing house, comprising a garage and studio room at first floor.	Lucastes and Bolnore	No comment.
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 -	North Central	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

	Pollard back to safe point approx. 50%. Lime 3 - Pollard back to previous knuckles, reducing by 40%.		
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 whether the development is lawful.	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.
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.

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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 Proposed rear single storey extension, small extension to rear of garage, front porch extension and small new ground floor side window to new WC.	Ashenground	No comment
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	North East	No comment

	at ground floor level. Proposed new side window to new wc, in existing side external door location.		
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