



HAYWARDS HEATH TOWN COUNCIL

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

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1st April 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 **Monday 7th April** 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 17th March 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, D Nicholson, 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 17th March 2025 commencing at 7:00pm.

Present

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

Also present: Cllr P Lucraft, RFO, Committee Clerk

*Absent

**Apologies

128 Apologies

Member	Reason
Cllr Platts	Ill health

129 Minutes

The minutes of the meeting held on Monday 24th February 2025 were taken as read, confirmed as a true record and duly signed by the Chair.

130 Substitutes

There were none.

131 Public Forum

There were two members of the public present.

A member of the public, Mr John Armstrong, spoke for three minutes about application DM/25/0445. He spoke to object to the application and stated the following concerns;

- Placing of the development – it is an inappropriate place to site this development for multiple reasons. There is ancient woodland at the bottom, the Haywards Heath Conservation Area at the top, Yews to the south and direct access is from the busy A272.
- Ancient woodland will be damaged by footfall, pets, fires, water run off etc.
- The site sits in a medium-high risk flood zone area.
- There is extensive wildlife in the area, the developer’s report is damning regarding this.
- Critically endangered Hazel dormice can be found on the site, alongside adders, hedgehogs and a badger sett, the disruption of which is a criminal offence due to badgers being endangered.
- There is a large bat population on the site, 5 breeds of these are endangered.
- The area is a Red Area for great crested newts, developers state this is only an Amber Area.
- The site has important floral and fauna as it is meadow land with woodland attached

- A lack of sustainability – there are no footpaths on the south side of the A272, you have to cross multiple times, footpaths don't connect to bus routes.
- There are no bus routes along the site, the bus stops are at Bedales and the hospital but you can't walk to them.
- The existing footpath through to Northlands Wood is overgrown, you can only walk single file and is unsuitable for prams, mobility scooters and wheelchairs.
- There are no streetlights along the paths on the A272, which are overgrown due to hedgerows.
- There are no cycle paths, which puts cyclists at risk of being hit by cars or HGVS.
- There are no local amenities close by.
- Schools are mentioned in Northlands Wood, but these are oversubscribed. All other schools you'd have to drive to.
- The doctors' surgery at Northlands Wood is also full. There are no local NHS dentists. The Princess Royal Hospital is included in the report as a place for medical care, but this is only for A&E or doctor referral, not general care.
- Gas, electricity and water supplies in the area are all under stress, pressure has gone down due to increased developments.
- Over 900 vehicles will be accessing and leaving the site every day (if you include school runs, commuters, deliveries etc)
- The stress on the A272 is inappropriate.

132 Members Declaration of Interest

CLLr A Bashar 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.

133 Planning Appeals

Members noted one appeal lodged pertaining to Haywards Heath.

Date Lodged	References	Site	Description	Appellant	Appeal Decision	Procedure
27/02/25	APP/D3830/C/25/3359273 (DM/23/1273 relates)	47 And 49 Lucastes Avenue, RH16 1JZ	Appeal against - Front Boundary Wall/Fence over 1m	Abdullah Abdulqader Abdulrahman Altazi	Pending	Written Representation

Licensing Applications

Members noted there were no licensing applications received for the weeks commencing 17th February, 24th February and 3rd March.

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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/24/2006	50 Lewes Road, RH17 7SN	21/10/2024	No comment	Permitted
DM/25/0162	11 Ash Grove, RH16 4PZ	03/02/2025	Defer to MSDC legal team.	Certified Lawful
DM/25/0005	15 Sandy Vale, RH16 4JH	03/02/2025	No comment	Permitted
DM/25/0064	NCP Ltd, Harlands Road Car Park	-	-	(Non-material amendment to Planning Permission DM/22/0596) - Refused
DM/25/0108	14 The Droveaway, RH16 1LL	03/02/2025	Defer to MSDC Tree Officer.	Consent
DM/24/0217	Tree between 4 The Dell and 29 Lucastes Avenue	24/02/2025	Defer to MSDC Tree Officer.	No Objection
DM/25/0212	Tanbridge, 23 Sydney Road	24/02/2025	Defer to MSDC Tree Officer.	Consent
DM/24/2786	14 Quarry Hill, RH16 1NQ	02/12/2024 and 24/02/2025	Defer to MSDC legal team.	Certified Lawful
DM/24/3127	69 Gordon Road, RH16 1EL	13/01/2025	No comment	Permitted
DM/25/0120	19 Western Road, RH16 3LR	03/02/2025	Defer to MSDC legal team.	Certified Lawful
DM/25/0284	Land to side of 75 Oathall Road, RH16 3EL	24/02/2025	Defer to MSDC Tree Officer.	No Objection
DM/25/0264	16 Aspen Walk, RH16 3RB	-	-	Prior Approval is Not Required
DM/25/0010	116 New England Road, RH16 3LF	03/02/2025	Defer to MSDC legal team.	Certified Lawful
DM/25/0244	17 Dellney Avenue, RH16 3LX	24/02/2025	Defer to MSDC legal team.	Certified Lawful

135 Comments and Observations on Planning Applications

Please note that Cllr A Bashar did not vote on any planning application decisions.

Members made comments and observations on 17 Planning Applications as per Appendix 1 attached.

136 To receive a report on a proposed Traffic Regulation Order for Sydney Road

Without comment;

Members **RESOLVED** to **SUPPORT** the application to extend the existing double yellow lines on Sydney Road at the junction with Park View.

137 To receive a report on a proposed Traffic Regulation Order for Gander Hill

Without comment;

Members **RESOLVED** to **SUPPORT** the application to introduce double yellow lines on the northern side of Gander Hill between the junctions of Sunte Close and Gander Green.

138 Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 8.09pm.

Planning Applications Received Week 1

Application Reference	Address/Description	Ward	Comments
DM/25/0402	197 Hoblands, RH16 3NA Demolition of conservatory and erection of single storey rear extension with replacement utility and part garage conversion.	Franklands	No comment.
DM/25/0429	1 Oathall Avenue, RH16 3ES T1 - Beech tree reduced back to previous points. T2 - Conifer (second in line) removed due to dying.	Bentswood and Heath East	Defer to MSDC Tree Officer.
DM/25/0315	33 Willow Park, RH16 3UA Removal of the existing conservatory and construction of a new extension including the part conversion of the existing garage.	Franklands	No comment.
DM/25/0374	39 Edward Road, RH16 4QJ Proposed rear extension.	Ashenground	No comment.
DM/25/0196	Thai Crystal, 45 The Broadway Demolition of existing redundant single storey buildings to the rear. Erection of a four-storey rear extension and re-configuration work to convert existing commercial use to Class E use and 5No. residential dwellings (3No. 1 bedroom flats and 2No. 2 bedroom flats) together with associated refuse and cycle storage	Bentswood and Heath West	<p>The Town Council has no comment to make on this application, except with regards to the parking spaces. These involve the loss of two on-street spaces and the creation of a dropped kerb, meaning people will have to drive across a public pavement. The Council does not want these parking spaces to be approved, so the ambiance of the Broadway can be maintained.</p> <p>The Town Council notes the representations from the resident of The Old Bakehouse and asks that the concerns raised be given due weight and, where possible, resolved</p>

			prior to the application being determined.
DM/25/0443	21 Lucastes Avenue, RH16 1JU T1 – Hazel – Coppice	Lucastes and Bolnore	Defer to MSDC Tree Officer.
DM/25/0051	Flat 4 Abigail House, 53-55 Hazelgrove Road Replacement of old rotten windows with new double glazed UPVC windows.	Ashenground	No comment.
DM/25/0049	19 Gander Hill, RH16 1QU The removal of the existing garage and carport and replacement with a new attached garage, part single, part 1 1/2 storey rear extension, replace existing gable ended low-pitch roof with new half hipped steeper pitched roof and a single storey home office in garden.	North East	No comment.

Planning Applications Received Week 2

Application Reference	Address/Description	Ward	Comments
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.	Franklands	<p>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:</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;

			<p>4. the proposal constitutes development within the green belt;</p> <p>5. the proposal would be detrimental to the neighbouring Lewes Road Conservation Area;</p> <p>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;</p> <p>7. the proposed highway access – between two existing/established properties in Lewes Road – would be detrimental to the amenities of residents living there;</p> <p>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.</p> <p>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</p>
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			<p>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.</p> <p>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.</p> <p>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>
DM/25/0412	17 Easten Road, RH16 3NG Proposed loft conversion. This is an application to establish whether the development is lawful.	Bentswood and Heath East	No comment.
DM/25/0478	2-8 Sussex Road, RH16 4EA Proposed new windows to front, rear and east elevations on the front floor	Ashenground	No comment.
DM/25/0475	11 Orchard Close, RH16 1UU Demolition of garage and conservatory. Construction of annexe and side extension.	North Central	No comment.
DM/25/0375	26 Gander Hill, RH16 1QX Erection of a single storey timber yoga studio.	North Central	No comment.

DM/25/0458	12 and 14 Eastern Road, RH16 3NN Proposed demolition of existing lean to stores at the rear of each house and erection of two storey rear and side extensions with recessed balconies in order to enlarge the existing 4x flats. Loft conversions and roof extensions that include front dormers and rooflights. New dropped kerb and parking area to the front for 5 cars.	Bentswood and Heath East	No comment.
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Planning Applications Received Week 3

Application Reference	Address/Description	Ward	Comments
DM/25/0013	20 Boltro Road, RH16 4LJ Proposed side extension and partial garage conversion. (Amended plans received 28/02/25)	Lucastes Boltro	No comment.
DM/25/0557	3 West Mallion, RH16 4HP Oak tree – Reduce by 1-2 metres	Ashenground	Defer to MSDC Tree Officer.
DM/24/2214	Lingworth, 17 Oathall Road Change of use from dwelling (Use Class C3) to care home (Use Class C2) including erection of side and rear extensions to the main building and roof extension above existing garage to the coach house (Amended plans received 20 February 2025)	Bentswood and Heath East	No comment.

NOTIFICATION OF APPEALS LODGED/DECIDED WITH THE PLANNING INSPECTORATE

There were **no** appeals lodged or decided in the weeks commencing 10th March, 17th March and 24th March.

NOTIFICATION OF LICENSING APPLICATIONS RECEIVED

There were **no** licensing applications received in the weeks commencing 10th March, 17th March and 24th March.

Planning decisions received from Mid Sussex District Council

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/23/1463 (relates to DM/18/4841)	Site of Former Red Cross Hall, 29 Paddockhall Road, RH16 1HQ	-	-	Withdrawn
DM/25/0009	98a South Road, RH16 4LJ	03/02/2025	No comment	Permitted
DM/25/0429	1 Oathall Road, RH16 3ES	17/03/2025	Defer to MSDC Tree Officer.	No Objection
DM/25/0443	21 Lucastes Avenue, RH16 1JU	17/03/2025	Defer to MSDC Tree Officer.	No Objection
DM/24/2413	Savannah Café Bar, 44-46 The Broadway	23/12/2024	No comment	Refused
DM/24/2894	Savannah Café Bar, 44-46 The Broadway	23/12/2024	No comment	Permitted
DM/25/0262	30 Wivelsfield Road, RH16 4EW	24/02/2025	No comment	Permitted
DM/25/0257	6 Kings Road, RH16 4EJ	24/02/2025	No comment	Permitted
DM/25/0327	38 Woodlands Road, RH16 3JU	24/02/2025	No comment	Permitted
DM/25/0032	10 Oahall Road, RH16 3EA	24/02/2025	No comment	Permitted
DM/25/0374	39 Edward Road, RH16 4QJ	17/03/2025	No comment	Permitted
DM/25/0237	35 Wood Ride, RH16 4NL	24/02/2025	No comment	Permitted

Planning Applications Received [Week 1](#)

Application Reference	Address/Description	Ward	Comments
DM/25/0603	The Vic Forster Centre, Franklands Village 13x Oak trees – Various works. 1x Willow tree – Cut back branches over shed by 2-3m.	Franklands	Defer to MSDC Tree Officer.
DM/25/0604	37 Muster Green South, RH16 4AL Red Oak – fell.	Lucastes and Bolnore	Defer to MSDC Tree Officer.
DM/25/0628	8 Badger Drive, RH16 1EP Oak trees (T1 and T2) - Reduce by 2 metres	Lucastes and Bolnore	Defer to MSDC Tree Officer.
DM/25/0578	Site of former Red Cross Hall, 29 Paddockhall Road Request to modify existing S106 agreement relating to planning application DM/18/4841 to allow financial contributions to be made payable upon completion and to amend wording referring to the provision of affordable housing to instead refer to First Homes and the parameters that First Homes are required to adhere to.	Lucastes and Bolnore	
DM/25/0585	19 Lucastes Road, RH16 1JN T1 Yew - crown reduce by 1.5m T2 Hazel - fell, T3 Beech - fell. T4 Holly x2 - coppice. T5 Beech - thin by 15%, T6 Yew - crown reduce by 1.5m, crown raise by 3m. G1 Hazel 9-10 stools - fell. Holly x5 (approx) - coppice. Larger Holly w/self set limbs - crown reduce by 8m. T7 Elder - coppice. T8 Holly - crown reduce by 5m. T9 Yew - crown reduce by 1m . T10 Beech - crown reduce by 1.5m. T11 Conifer - fell.	Lucastes and Bolnore	Defer to MSDC Tree Officer.
DM/25/0638	East Lodge. 23A Bolnore Road Proposed single storey extension.	Lucastes and Bolnore	
DM/25/0648	61 Turners Mill Road, RH16 1NH	Haywards Heath North	

	Demolition of existing detached garage and rear infill extension, proposed new two-storey pitched roof side extension.		
DM/25/0664	57 Ashenground Road, RH16 4PS Proposed new access and extended parking area.	Ashenground	
DM/24/2754	Haywards Heath Football Club, Hanbury Park Stadium The replacement of the existing grass football pitch with a new 3G pitch (third generational artificial grass), new football stand to the north-east of the replacement pitch and removal and replacement of the existing 3G with 2Nr. padel courts. (Amended description 25.11.2024, light report submitted 03.01.2025, noise report submitted 23.01.2025 amended BNG 07.03.2025).	Bentswood and Heath East	Previously discussed at Planning Committee on 02/12/24, when HHTC made No Comment. A Lighting Report was received 03/01/25 and a Biodiversity Net Gain Report received 07/03/25), there is no amendment to the plans.

Planning Applications Received **Week 2**

Application Reference	Address/Description	Ward	Comments
DM/25/0432	68 Sydney Road, RH16 1QA Proposed two storey side extension.	Bentswood and Heath West	A previous application for a two storey side extension (DM/24/1901) was refused in December due to being overbearing, dominating and out of character. HHTC made No Comment on previous application. Plans on this application are slightly smaller with different window placement.
DM/25/0729	Former St Francis Hospital, Colwell Road Removal of Lawson cypress identified as T12C12 and T11C12. Removal of Beech identified as T13U.	Franklands	Defer to MSDC Tree Officer.

DM/25/0214	Land to the rear of 43 Wivelsfield Road, RH16 4EN Demolition of existing car port and construction of a three bed dwelling with associated landscaping.	Ashenground	A similar property was built behind 47 Wivelsfield Road (DM/24/2063, DM/22/2441)
DM/25/0665	63 Ashenground Road, RH16 4PS Proposed timber decking in the rear garden.	Ashenground	
DM/24/2985	8 Quarry Hill, RH16 1NQ Proposed garage conversion, first floor side extension and ground floor part rear extension.	Lucastes and Bolnore	
DM/24/3009	20 Lucastes Road, RH16 1JL To remove existing windows in the kitchen to the back of the property and to replace with a bidfolding door. (Additional plans received 19/03/2025)	Lucastes and Bolnore	Previously discussed at Planning Committee on 30/02/2025 when HHTC made No Comment.
DM/25/0673	9 Wickham Close, RH16 1UH Proposed single storey rear extension.	North East	Previous application to demolish an existing rear extension and replace with a large single storey rear extension was permitted in September 2024 (DM/24/1880). HHTC made no comment on that application.
DM/25/0752	Laurels. 15A Harlands Close, RH16 1PS Minor alteration to the previously approved and constructed raised deck to the rear garden	North West	This application shows a small extension to the rear decking. The decking was part of the original application when the house was built (DM18/4332). Decking of neighbouring property was extended (DM/21/1137) and HHTC made No Comment on that application.
DM/25/0755	65 Blunts Wood Road, RH16 1ND Installation of air source heat pump to rear of property.	Lucastes and Bolnore	
DM/25/0707	London and Quadrant Housing Trust, Old Farm Close, RH17 7GA Conversion and minor external amendments of existing	Franklands	

	property to form 2no. 1 bed flats.		
DM/25/0730	4 Beech Close Proposed single storey rear extension, internal remodelling and a replacement front porch. This is an application to establish whether the development is lawful.	Lucastes and Bolnore	Lawful Development Certificate (Proposed) – legal matter.

Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	Comments
DM/25/0846	25 Oathall Road, RH16 3EG Lime Tree – Cut back to previous pollard points with crown lifting/removal of branches under 12 metres.	Bentswood and Heath West	Defer to MSDC Tree Officer.
DM/25/0847	25 Oathall Road, RH16 3EG Hawthorn – Cut back overhanging branches on top of garage.	Bentswood and Heath West	Defer to MSDC Tree Officer.
DM/25/0704	3 Oathall Avenue, RH16 3ES Proposed single storey rear wrap around extension with front porch.	Bentswood and Heath East	
DM/25/0771	19 Dellney Avenue, RH16 3LX Single storey rear extension and workshop.	Bentswood and Heath East	
DM/25/0788	72 Barnmead, RH16 1UZ Single storey front porch conversion, change of materials tile hung to cladding. Garage conversion to home office.	North Central	
DM/25/0815	9 Mill Hill Close, RH16 1NY 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	
DM/25/0775	31 Sunte Close, RH16 1QT Removal of the existing single storey rear extensions and the erection of a new single storey rear extension.	North East	

DM/25/0776	31 Sunte Close, RH16 1QT Roof alterations comprising the alteration of the existing hipped roof and the provision of a rear dormer window under Class B and the provision of a front rooflight under Class C of the GPDO. This is an application to establish whether the development is lawful.	North East	Lawful Development Certificate (Proposed).
DM/25/0786	7 Redwood Drive, RH16 4ER Rear single storey house extension with crown roof and new crown roof to extend over existing flat roofed rear extension This is an application to establish whether the development is lawful.	Ashenground	Lawful Development Certificate (Proposed)
DM/25/0765	Trees adjacent to 57 Franklands Village, RH16 3QZ 1 x Oak - reduce crown by 2m. 3 x Silver Birches - Fell. 1x Sweet Chestnut - Fell	Franklands	Defer to MSDC Tree Officer.