



HAYWARDS HEATH TOWN COUNCIL

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

Tel: 01444 455694 **Email:** town.clerk@haywardsheath.gov.uk

Website: haywardsheath.gov.uk

21st October 2025

To all Councillors on the Planning Committee and others for information

Dear Councillor,

You are hereby summoned to attend a meeting of the **Planning Committee** to be held on **Monday 27th October** at **7:00pm** at the Town Hall in Room 1 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 15th September 2025 and to confirm the planning comments delegated to officers to record following the cancellation of the Planning Committee meeting due to be held on Monday 6th October 2025. (pages 3-13)
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. (page 14)
7. To receive planning decisions made by Mid Sussex District Council (MSDC). (pages 15-19)
8. To consider planning applications for comments and observations to be submitted to MSDC. (pages 20-24)
9. To consider a community request for a Traffic Regulation Order (TRO) on Parkfield Way. (pages 25-27).
10. To consider any items that the Chair agrees to take as urgent business.



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Committee Members: Planning Committee: S Inglesfield (Chair), A Bashar (Vice Chair), M Billah, N Chapman, A Platts, K Sutton.

*'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 Duncan Pascoe **Town Clerk** Mr Steven Trice

Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Monday 15th September commencing at 7pm.

Present

S Inglesfield (Chair) **
A Bashar (Vice Chair)
N Chapman
M Billah
A Platts
K Sutton

Also present: RFO, Committee Clerk, Cllr Wilson

* Absent

** Apologies

55. Apologies

Member	Reason
S Inglesfield	Holiday

56. Minutes

The minutes of the meeting held on Tuesday 26th August 2025 were taken as read, confirmed as a true record and duly signed by the Chair.

57. Substitutes

Cllr Wilson for Cllr Inglesfield.

58. Public Forum

There were 3 members of the public present. Of these, WSCC Councillor Wickremaratchi spoke for three minutes in support of Item 9 (A requested Traffic Regulation Order (TRO) on St John's Road), saying that it was a narrow road and parked cars were obstructing the pavements and stopping residents from safely entering and exiting their properties. He said many of these cars were people parking and visiting the nearby Sainsbury's, but Sainsbury's had their own car park for these customers. He added that plenty of free parking was available on Wivelsfield Road and Edward Road, which were both much wider. Two members of the public spoke briefly regarding Item 9 and their support for the requested TRO.

59. Members Declarations of Interest

Cllr 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.

60. Planning Appeals

Members noted there were no appeals lodged or decided in the weeks commencing 18th August, 25th August and 1st September.

Licensing Applications

Members noted that there were no licensing applications for the weeks commencing 18th August, 25th August and 1st September.

61. Planning decisions from Mid Sussex District Council

Members noted the following decisions:

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/25/1108	Central Education Ltd, Barclay Court Market	02/06/2025	No comment	Permitted
DM/25/1891	59 Farlington Avenue, RH16 3EZ	04/08/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	N/A – Application withdrawn on 21/08/2025
DM/25/1699	27 Franklynn Road, RH16 4DQ	14/07/2025	No comment	Permitted
DM/25/1798	8 Redwood Drive, RH16 4ER	04/08/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/1575	3 Turners Mill Close, RH16 1NL	04/08/2025	No comment	Refused. Reason: The proposed side extension and roof conversion would be out of keeping with the design and character of the existing property and street scene. It would not integrate nor respond well to the original dwelling and would not contribute positively to the street scene. Therefore, the proposal fails to accord with policy DP26 of the Mid Sussex District Plan, policy H9 of the Haywards Heath Neighbourhood Plan, principles DG49 and DG50 of the MSDG and national policy contained within the NPPF.
DM/25/0432	68 Sydney Road, RH16 1QA	04/08/2025	The Town Council has no objection to this application, but wishes to support the Conservation Officer's concerns regarding the scale and character of the proposal.	Permitted

DM/28/1608	13 Campbell Mead, RH17 5LT	04/08/2025	No comment	Permitted
DM/25/2093	Site of former Maxwelton House, 41-43 Boltro Road	-	-	Non-material amendment to DM/22/2218 (Amendment to description of development to remove reference to submission of amended plans) - Approved

62. Comments and observations on Planning Applications

Members made comments and observations on 15 Planning Applications as per Appendix 1.

Members voted on one application, application DM/25/2041. There were 5 votes FOR supporting the application. Cllr Bashar did not vote.

Members **RESOLVED** to **SUPPORT Planning Application DM/25/2041 (North Haven, Fox Hill).**

63. To consider a community request for a Traffic Regulation Order for St John's Road.

Members discussed the request. Cllr Sutton asked whether the introduction of the requested double yellow lines would push people to park down King's Road instead. It was discussed that nearby Wivelsfield Road and Edward Road provide parking, and customers for Sainsbury's should be parking in the car park and not on St John's Road.

Members voted unanimously FOR supporting the requested TRO for St John's Road.

Members **RESOLVED** to **SUPPORT the community request for a Traffic Regulation Order to introduce double yellow lines along the length St John's Road.**

64. Items Agreed as Urgent by the Chair

There were

The meeting closed at 7.57pm

Planning Applications Received Week 1

Application Reference	Address/Description	Ward	Comments
DM/25/1055	Framlingham, 1 The Dell, RH16 1JG Proposed removal of existing rear conservatory and installation of new single storey rear extension.	Lucastes and Bolnore	No comment.
DM/25/2041	North Haven, Fox Hill, RH16 4QY Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage.	Franklands	The Town Council SUPPORTS this application.
DM/25/2117	26 Farlington Close, RH16 3EH Oak Tree - Reduce canopy by 1.5m to the North and West and 1m to the South and East. Also clear stem of foliage.	Bentswood and Heath East	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/1983	Tree Adjacent to 4 Milton Road, RH16 1AH (T1) London Plane - Reduce height by up to 3m and reduce spread by up to 2m.	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2126	61 Turners Mill Road, RH16 1NH Demolition of existing detached garage and rear in-fill extension. Proposed 2-storey side and rear extension, single storey rear extension and enlarged rear dormer.	North Central	No comment.

Planning Applications Received Week 2

Application Reference	Address/Description	Ward	Comments
DM/25/1518	21 Sergison Road, RH16 1HX Proposed single storey rear extension, two storey		No comment.

	side extension, first floor front extension, replacement of all windows and doors, removal of chimney and extended parking area. (Tree protection plan and Arboricultural Survey received 26/08/2025)		
DM/25/2171	Land R/O 18 High Trees, RH16 3PL 1 x Oak - remove two lowest live limbs over school grounds back to trunk. 3 lowest limbs over garden of no. 17 - reduce back from garden by approx. 1.5m and no further than previous points. 2 lowest limbs over garden of no. 18 - reduce back by 1.5m and no further than previous points.	Bentswood and Heath East	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2148	25 Sydney Road, RH16 1QE Proposed single storey rear extension with pitched roof. Enlarged front entrance porch extension.	North Central	No comment.
DM/25/1705	Sunte House, Birchen Lane Proposed demolition and removal of roof canopy and stairs to existing garage and replace with new wooden staircase. Proposed construction of rear extension to main house and extension linking the Dairy and Toolshed outbuildings. Proposed construction of new poolhouse and associated external and internal works, including window replacements. (Amended plans received 22.08.2025)	North East	No comment.

DM/25/1706	Sunte House, Birchen Lane Proposed demolition and removal of roof canopy and stairs to existing garage and replace with new wooden staircase. Proposed construction of rear extension to main house and extension linking the Dairy and Toolshed outbuildings. Proposed construction of new poolhouse and associated external and internal works, including window replacements. (Amended plans received 22.08.2025)	North East	No comment.
DM/25/2167	20 Lucastes Avenue, RH16 1JX Holly Tree in front garden - crown lift to 3 meters above lawn. Blue Cedar in front garden - crown lift to approximately 3 meters above the drive. Magnolia in back garden - remove low limbs overhanging footpath to leisure centre.	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2124	Fairlawn, Oathall Road x1 Cedar - reduce southern lateral growth away from building by 2m.	Bentswood and Heath West	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

Planning Applications Received Week 3

Application Reference	Address/Description	Ward	Comments
DM/25/1563	37 Knight Close, RH16 1AB Single storey rear extension, one and a half storey side extension with catslide roof and dormer and garage conversion, together with associated internal and external alterations.	Lucastes and Bolnore	No comment.
DM/25/2219	Fieldway House, Lucastes Avenue	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

	Pitisporum - Reduce height by 1m. Holly - Reduce canopy by 0.5m		
DM/25/0827	Land East of Lunce's Hill, Fox Hill 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). Additional information and amended plans received 03/09/2025.	Franklands	The Town Council notes the submission of further documents, however these do not change the Council's previous comments. The Town Council OBJECTS to this application and also supports Ditchling Parish Council's comments regarding traffic concerns as the Town Council also shares these concerns about the increased traffic this proposal would cause. The Town Council wishes to re-iterate their points of OBJECTION to the proposal, as submitted on 29/04/2025: '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. 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 school to be built on Hurstwood Lane has no drop-off point, which will inevitably lead to children walking along Lunce's Hill. 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. If approved, the Town Council requests that Section 106 money be allocated to the new cemetery and allotments in the Hurstwood Lane development.'
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Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Monday 6th October commencing at 7pm.

This meeting was cancelled. There was no substantive business.

65. Comments and observations on Planning Applications

The following comments were delegated to officers to record.

Planning Applications Received Week 1

Application Reference	Address/Description	Ward	Comments
DM/25/2217	Sussex Police Authority, Haywards Heath Police Station, Bolnore Road (T2) Oak - reduce crown height and width by 2m and crown raise over car park/footpath by 1-2m . (T3) Oak - crown raise by 1-2m for clearance over entrance to car. (T7) Oak - crown raise by 1- 2m to give clearance over entrance to car park.(G1) - Lime tree group - reduce by approximately 6m back to previous pollard points. (T11) - Cherry Plum - fell to ground level	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2276	15 Sherwood Drive, RH16 1EW Ash Tree – Fell	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2147	74 New England Road, RH16 3LD Proposed single storey rear extension	Bentswood and Heath East	No comment.
DM/25/2294	Land Adj to Joan Nightingale House, 27 Bolnore Road x3 English Oaks - reduce back from gardens in Shire Lane by approximately 2 metres and no further than previous pruning points and crown lift secondary growth over path by 2m and no further than previous pruning points.	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

DM/25/2287	3 Lucas Way, RH16 1JR Multiple tree work – refer to tree schedule on portal	Lucastes and Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2257	40 St Pauls On The Green, RH16 3BD Proposed single storey side extension, new driveway, together with associated internal and external alterations.	Bentswood and Heath East	No comment.
DM/25/2281	Land to the west of 38 Gatesmead T1 Oak - remove epicormic growth from main trunk. Reduce crown by 2-3m in all aspects and no further than previous reduction points. T2 Oak - reduce lower crown by approximately 2-3m and no further than previous reduction points. Reduce upper crown by 3.5-4m and no further than previous reduction points. Remove 3 lowest drooping secondary branches on 38 Gatesmead side	North East	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2319	North Heath, Carmelstead Close, RH16 3AT Proposed single storey rear extension and garden room	Franklands	No comment.

Planning Applications Received Week 2

Application Reference	Address/Description	Ward	Comments
DM/25/2268	15 Turners Mill Road, RH16 1NW Proposed side and rear extensions. Remove existing chimney. Loft extension and conversion with dormer windows to front and rear, roof light windows to side and rear. Existing hedge replaced with 1m fence and gate relocated. New hardstanding and parking	North Central	No comment.

	space with new dropped kerb.		
DM/25/2350	1 Fields End Close, RH16 3TR 1 x Oak Tree - Reduce crown by 1 - 2m and no further than previous cut points and remove epicormic growth on trunk.	Bentswood and Heath East	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2340	63 Queens Road, RH16 1EG Proposed rear dormer loft conversion 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/25/2367	South Riding, Franklands Village Ash Tree (T1) – Fell to ground level.	Franklands	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/25/2372	52 Lewes Road, RH17 7SN Erection of an outbuilding for use as a home office and games room.	Franklands	No comment.

Planning Applications Received Week 3

Application Reference	Address/Description	Ward	Comments
DM/25/2441	Birch House, Lewes Road, RH17 7SP 2 x Leylandii Cupressus - reduce height by 3 to 4 metres. 2 x Black cherry trees reduce height by 3 to 4 metres.	Franklands	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

NOTIFICATION OF APPEALS LODGED/DECIDED WITH THE PLANNING INSPECTORATE

There were no appeals lodged or decided in the weeks commencing 28th September, 6th October and 13th October.

LICENSING TEAM – LICENSING ACT 2003

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

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	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/25/1495	06.10.2025	Premises	Deli and Daily Ltd	65 The Broadway Haywards Heath West Sussex RH16 3AS	To remove a restrictive condition preventing vertical drinking; Change of premises name	20/10/2025

There were no licensing applications received in the weeks commencing 28th September and 13th October.

Planning decisions received from Mid Sussex District Council

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/25/1846	3 Isewoods, RH16 4US	04/08/2025	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers this decision to Mid Sussex District Council.	Lawful Development Certificate Proposed – Certified Lawful
DM/25/1772	10 Sergison Close, RH16 1HU	26/08/2025	No comment	Permitted
DM/25/0445	Land at Colwell Farm, Lewes Road	17/03/2025, 13/05/2025, 14/07/2025	Multiple comments, all strongly objecting to the proposal – Please see portal for full comments.	Refused. Multiple reasons for refusal including; - The proposal being outside the built-up area of Haywards Heath. - The site being unsustainable due to lack of pedestrian access. - The development would result in an unacceptable intensification of development around Colwell House and North Colwell Barn. - The proposal would result in a significant loss of trees. The proposal failed to provide the required affordable housing.
DM/25/1819	12 Vale Road, RH16 4JT	04/08/2025	No comment	Permitted
DM/25/1933	Trees to the rear of The Spinney, RH16 1PL	26/08/2025	The Town Council defers this decision to Mid Sussex District	Consent

			Council's Tree Officer.	
DM/25/1849	72 Barnmead, RH16 1UZ	26/08/2025	No comment	Permitted
DM/25/0620	Rezvan, 48 Lucastes Avenue	22/04/2025, 14/07/2025	No comment	Permitted
DM/25/1854	16 Ash Grove, RH16 4PZ	26/08/2025	No comment	Permitted
DM/25/2145	23-25 Bolnore Road, RH16 4AB	-	-	Non Material Amendment to DM/23/1262 – Refused. Reason: It is considered that these alterations cannot be treated as a non-material revision to the original application, and accordingly the applicant will need to apply to vary the condition in order to make these changes.
DM/25/2167	20 Lucastes Avenure, RH16 1JX	15/09/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	No objection
DM/25/2219	Fieldway House, Lucastes Road	15/09/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	No objection
DM/25/1989	25 Eastern Road, RH16 3NG	26/08/2025	No comment	Permitted
DM/25/1998	Bramber, 52 Wickham Way	26/08/2025	No comment	Permitted
DM/25/2004	75 Turners Mill Road, RH16 1NH	26/08/2025	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers this decision to Mid Sussex District Council.	Lawful Development Certificate Proposed – Certified Lawful
DM/25/1997	1 Edward Road, RH16 4QJ	26/08/2025	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town	Lawful Development Certificate Proposed – Certified Lawful

			Council defers this decision to Mid Sussex District Council.	
DM/25/2124	Fairlawn, Oathall Road	15/09/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/1518	21 Sergison Road, RH16 1HX	15/09/2025	No comment	Permitted
DM/25/2028	1 Heasewood, RH16 4TJ	26/08/2025	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers this decision to Mid Sussex District Council.	Lawful Development Certificate Proposed – Certified Lawful
DM/25/1669	63 Queens Road, RH16 1EG	14/07/2025	No comment	Permitted
DM/25/2117	26 Farlington Close, RH16 3EH	15/09/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/2294	Land adjacent to Joan Nightingale House, 27 Bolnore Road	06/10/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/2276	15 Sherwood Drive, RH16 1EW	06/10/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/1950	7 Eastern Road, RH16 3NG	26/08/2025	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers this decision to Mid Sussex District Council.	Lawful Development Certificate Proposed – Certified Lawful
DM/25/2126	61 Turners Mill Road, RH16 1NH	15/09/2025	No comment.	Permitted

DM/25/2287	3 Lucas Way, RH16 1JR	06/10/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	No objection.
DM/25/0214	Land to the rear of 43 Wivelsfield Road, RH16 4EN	07/04/2025	In principle, the Town Council welcomes the development of this type of underutilised space in the town in order to provide a unit of accommodation. However, the Town Council is disappointed with the lack of clarity regarding the creation of the parking spaces mentioned in the application. The Council feels the plan is confusing and does not adequately or accurately show where the 4 parking spaces will be and to which properties they will be allocated. The Council has concerns regarding the narrow access roads to the site and how construction traffic will impact Wivelsfield Road and residents living nearby. Should the application be approved, the Council requests that the following conditions should apply: - A Construction Management Plan must be provided. - Any damage caused to the access roads during the course of	Permitted

			construction shall be repaired upon completion of the development.	
DM/25/1407	7 Orchid Park, RH16 3JF	23/06/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/2081	1 Wythwood, RH16 4RD	26/08/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/2148	25 Sydney Road, RH16 1QE	15/09/2025	No comment	Permitted
DM/25/2171	Land R/O 18 High Trees, RH16 3PL	15/09/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/23/2259	Land to R/O Central House, 25 Perrymount Road, RH16 3XL	30/01/2023, 12/02/2024, 07/05/2024	Multiple comments in support of the application, but also stating concern about changes in the number of affordable housing. – Please see portal for full comments.	Permitted
DM/25/1983	Tree adjacent to 4 Milton Road, RH16 1AH	15/09/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent
DM/25/2217	Sussex Police Authority, Haywards Heath Police Station	06/10/2025	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.	Consent

Planning Applications Received **Week 1**

Application Reference	Address/Description	Ward	Comments
DM/25/2438	22 Haywards Road, RH16 4HT Proposed 1no. storey rear and side extension and 2no. storey rear extension to the existing dwelling to provide of additional living / dining space and an enlarged bedroom at first floor. Resubmission of application: DM/25/0890.	Ashenground	Resubmission of DM/25/0890, which was refused by MSDC in May due to ;‘The proposed extension is not considered to be appropriate in either scale or design in relation to the existing property and the street scene.’ HHTC made no comment on this previous application. This new application sees the first floor rear extension narrower in width so it does not extend from the side of the existing building.
DM/25/2409	67 Gower Road, RH16 4PW Proposed single storey extension and alterations.	Ashenground	This property has had a previous 2 storey partial rear extension (09/09104/FUL) HHTC had no objection to this previous extension.
DM/25/1630	Land at Hurst Farm, Hurstwood Lane Variation of Condition 2 relating to planning application DM/22/2272 – amended drawing to allow a revised access point from Hurstwood Lane in to Parcel 2 of the site.	Franklands	This variation was considered at Planning Committee on 14/07/2025, when HHTC said: ‘The Town Council is supportive of the amended junction layout. Although the Town Council does not like the amount of additional tree removal shown in the amended layout, it understands this is due to safety and improved visibility at the junction, although it feels these trees should be checked to ensure they are not Ancient Trees. Furthermore, the Town Council encourages pedestrian access and bridleways be included in the proposal.’

			There is now a further small amendment to the angle of the bend at the entry into parcel 2 to make it softer.
DM/25/2487	28 Lucastes Road, RH16 1JW T1 Lawsons Cypress - Fell. T2 Oak - Thin by 20%. T3 Yew - Fell. T4 Willow - Coppice.	Lucastes and Bolnore	Defer to MSDC Tree Officer.
DM/25/2462	Site of former Maxwellton House, 41 – 43 Boltro Road Variation of condition no 2 relating to planning application DM/22/2218 - to enable the substitution of plans to allow for Changes to the material finish of the building elevation - primarily the change from glazed balcony balustrades to railings.	Lucastes Boltro	
DM/25/2467	69 Wood Ride, RH16 4NL Proposed two storey extension to the side of the property.	Ashenground	This property previously had a single storey rear extension (DM/15/0748 relates).
DM/25/2478	Land adjacent to Great Haywards, Wealden Way Proposed erection of 1 No. detached self-build dwelling and single detached garage, with provision of a new access from Wealden Way.	Lucastes and Bolnore	
DM/25/2468	Flat 2 Oakdene, 40 Paddockhall Road, RH16 1HW Replacing wooden front door with a composite front door and replacing 3 wooden framed windows with uPVC, double glazed windows.	Lucastes and Bolnore	

Planning Applications Received **Week 2**

Application Reference	Address/Description	Ward	Comments
DM/25/2507	Trees at 62-64 Oathall Road, RH16 3EN Birch (T1) - Fell. Mulberry - (T2) Reduce crown by 2 meters. Yew (T3) - Reduce height by 2.5	Bentswood and Heath East	Defer to MSDC Tree Officer.

	metres. Yew (T4) - Reduce Southern side back to boundary.		
DM/25/2491	70 Western Road, RH16 3LP Conversion of detached garage to home office.	Bentswood and Heath East	
DM/25/2492	19 Lucastes Road, RH16 1JN Proposed two-storey side and rear extensions with new front porch to existing single dwelling.	Lucastes and Bolnore	A previous application for a two-storey wrap around extension and new porch was withdrawn in May (DM/25/1113). This was due to be discussed at planning on 02/06/2025 but was withdrawn before the meeting was held.
DM/25/2495	Unit 26 and 27 The Orchards Replacement shop front	Ashenground	Amendments to shop front include blocking up a
DM/25/2525	31 Western Road, RH16 3LR Demolition of existing garage and erection of replacement single storey side and rear extension.	Bentswood and Heath East	
DM/25/2582	8 Redwood Drive, RH16 4ER Sweet Chestnut (T19 - 4 trunks) - 1) Remove lower growth to first fork reduce by 2m identified as SW+NW, as trunks overhang 9 Redwood Drive. 2) Remove lower growth on stems SE+NE. 3) Crown Reduction of 2m overall back to previous cut points. 4) Remove any damaged, dead or diseased growth identified during above work, for safety reasons.	Ashenground	Defer to MSDC Tree Officer.

Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	Comments
DM/25/2602	179 Hoblands, RH16 3SB Proposed part front ground floor extension.	Franklands	
DM/25/2584	21 Sunte Close, RH16 1QT Demolition of existing side facing dormer and erection of hip-to-barn end roof conversion and flat roof rear dormer. This is an	North East	Lawful Development Certificate (Proposed) – Defer to MSDC legal.

	application to establish whether the development is lawful.		
DM/25/2596	Brambletyne, 5 The Rushes, RH16 2QH Rear garden - T1- Goat Willow - Coppice to 0.5m stumps. T4 - Holly - Reduce by 1-1.5m to shape. G5 - Oak x2 Reduce the heights of the two middle Oaks to match the height line of the two outer Oaks. Far right corner T6 - Oak - Reduce height by 2-3m to sound growth points. Reduce North East aspect by 1m and crown thin by 10%.	Franklands	Defer to MSDC Tree Officer.
DM/25/2630	9 Badger Drive, RH16 1EP Oak tree- reduce crown by approx. 2m and no further than previous pruning points and remove epicormic growth on main trunk.	Lucastes and Bolnore	Defer to MSDC Tree Officer.
DM/25/2452	Downlands Park Care Home, Bolnore Farm Lane Vary condition 24 relating to planning reference DM/20/4159 to substitute amended plans.	Lucastes and Bolnore	Compared to DM/20/4159, there are some amendments in the car parking layout and the trees and the pond, changes to the lower ground floor, minor changes to the first floor, changes to the second floor layout, changes to the third floor terraces.
DM/25/2570	17 Dellney Avenue, RH16 3LX Proposed replacement out-building This is an application to establish whether the development is lawful.	Bentswood and Heath East	Lawful Development Certificate (Proposed) – Defer to MSDC legal.
DM/25/2351	19 Dellney Avenue, RH16 3LX Variation of condition 3 of planning application DM/25/0771 to allow for an alternative external finish on the workshop (weather edge cladding instead of brickwork).	Bentswood and Heath East	
DM/25/2635	37 Wickham Way, RH16 1JU Proposed two storey side extension and single storey rear extension.	North East	

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 Use Class E a-c, e and g and 4 No. residential flats together with associated refuse and cycle storage. (Amended plans received 16.10.2025 to remove off street parking and create refuse collect point.)	Bentswood and Heath West	Discussed at Planning on 17/03/2025 and 14/07/2025 when HHTC said; '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. 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 prior to the application being determined.'
DM/25/2593	52 Pasture Hill Road, RH16 1LX Proposed double storey and single storey extensions including cladding and brickwork to match existing house.	Lucastes and Bolnore	
DM/25/2650	7 and 8 Bluebell Close, RH16 3HR Hornbeam (T1) - Crown reduce by approx. 2 metres. Oak Tree (T2) - Crown reduce on west side by 2-3 metres.	Bentswood and Heath East	Defer to MSDC Tree Officer.
DM/25/2653	7 Orchid Park, RH16 3JF Pine Tree - Fell to above ground level.	Franklands	Defer to MSDC Tree Officer.

Committee: Planning Committee

Report of: Committee Clerk

Date: 27th October 2025

Subject: Community Traffic Regulation Order Request – Parkfield Way, Bolnore

Purpose of Report:

1. The following report seeks support from the Town Council for the making of a Traffic Regulation Order.

Summary:

2. West Sussex County Council offer a scheme that allow residents to apply for a Traffic Regulation Order to support inconsiderate parking in their locality. To progress any application, support and agreement need to be obtained from the Town/Parish Council, then after review and technical consideration by highways officers sign off by the divisional West Sussex Councillor. This application is at the initial community stage and is now seeking support for Haywards Heath Town Council in order for WSCC to consider the application. The following report presents a request for support for the introduction of a raised crossing on Parkfield Way in Bolnore and double yellow lines up to the nearby junction.

Recommendation(s):

To comment on and support the application to create a raised crossing and double yellow lines on Parkfield Way in Bolnore.

Background

3. A Traffic Regulations Order (TRO) application has been requested by the Bolnore Residents Association to:
 - Create a raised crossing on Parkfield Way, directly outside the nursery
 - Create double yellow lines from this crossing to the nearby T junction
 - Install a Stop sign at this T junction
 - Paint the word ‘Slow’ in front of the proposed crossing. (Shown in Appendix 1)
4. Residents have expressed serious concerns about the dangers of accessing the nursery, where this is currently no safe crossing route. These dangers are exacerbated by people parking on Parkfield Way, particularly near the T junction, as this blocks line of sight. Additionally, the lack of a Stop sign at this junction means vehicles do not always stop or give way, adding to the dangerous conditions for pedestrians.
5. There are additional concerns regarding pedestrian access along Parkfield Way close to the nursery due to a lack of pathway.
6. Bolnore Residents Association are currently in the process of gathering signatures to support this application. There has been a lot of support on social media for the proposal.

Financial Implications

7. None.

Legal Implications

8. None – consultation regarding a prescribed power held by a principal authority.

Committee Clerk



Proposed crossing shown in yellow

