



HAYWARDS HEATH TOWN COUNCIL

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27th February, 2024

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, 4th March 2024 at 7:30pm** in the Council Chamber, 40 Boltro Road, 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, 12th February 2024.
3. To note Substitutes.
4. To receive Declarations of Interest from Members in respect of any matter on the agenda.
5. To note any appeals lodged and appeal decisions made, to note any licensing applications.
6. To receive planning decisions made by MSDC.
7. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
8. To consider any items that the Chair agrees to take as urgent business.

*'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.'*

Committee Members: S Inglesfield (Chair), D Pascoe (Vice Chair), A Bashar, N Chapman, S Ellis, B King, D Nicholson, A Platts.

Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on 12th February 2024, commencing at 07.30 pm.

Present

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

* Absent

**Apologies

Also present Deputy Clerk, Committee Clerk and 2 members of the public.

110 Apologies

The following apologies were received.

Member	Reason for Absence
Cllr Platts	Ill health
Cllr King	Unwell

111 Minutes

The minutes of the meetings held on Tuesday 2nd and Monday 22nd January 2024 were taken as read, confirmed as a true record and duly signed by the Chair.

112 Substitutes

Cllr P Lucraft was a substitute on behalf of Cllr King.

113 Members Declaration of Interest

Cllr Bashar made the following declaration.

"I declare a personal interest in all planning applications under agenda item 9 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Planning Committee. I further reserve the right to alter my views should the applications come before the Planning Committee, based on contributions from the public, other Members or reports from MSDC Officers."

Cllrs Lucraft, Ellis and Pascoe also declared an interest in item 7 as although they do not sit on the Mid Sussex Planning Committee, they are all Mid Sussex District Councillors.

114 Planning Appeals

Members noted that the following appeal had been lodged with MSDC:

Appeal Ref	Planning ref	Address	Description	Procedure	Last Rep date
AP/24/0008	DM/23/0583	Land East Of Oldfield Haywards Heath West Sussex RH17 7TA	The erection of a dwellinghouse, a double garage and landscaping with associated works.	Written Representation	28/02/2024

Members noted that the following appeals had been decided.

Appeal Ref	Planning ref	Address	Description	Procedure	Decision	Dated Decided
AP/23/0059	DM/23/1273	47 Lucastes Avenue Haywards Heath West Sussex RH16 1JZ	Retrospective application for proposed new boundary railing and gates on Lucastes Avenue frontage.	Fast Track	Dismissed	01/02/2024
AP/23/0060	DM/23/0754	70 New England Road Haywards Heath West Sussex RH16 3LD	Proposed two storey rear extension, internal configuration, window alterations, new external stairs to first floor of garage extension.	Fast Track	Dismissed	01/02/2024

115 Licensing Applications

There were no licencing applications to note.

116 Planning decisions from Mid Sussex District Council.

Members noted the following decisions received and thanked the Committee Clerk for the new addition to the agenda.

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/23/1918	The Barn Hurstwood Grange	22/01/2024	No comment	Permitted
DM/23/2674	11 Boltro Road	02/01/2024	No comment	Withdrawn
DM/23/2831	The Lodge Bennets Rise	22/01/2024	(Amended plans) comments emailed	Prior approval granted
DM/23/2983	17 Oathall Ave RH16 3ES	02/01/2024	No comment	Permitted
DM/23/3012	42 lucastes Ave RH16 1JY	11/12/2024	No comment	Permitted
DM/23/3061	20 Wealden Way	02/01/2024	No comment	Permitted
DM/23/3062	23 Greenhill Way	02/01/2024	Defer to Tree Officer	Permitted
DM/23/3068	69 Haywards Rd RH16 4HX	02/01/2024	No comment	Permitted

DM/23/3071	45 Blunts Wood Road	02/01/2024	No comment	Permitted
DM/23/3074	David Jenkins Design Ltd	02/01/2024	No comment	Prior approval granted
DM/23/3134	3 Oldfield Drive RH17 7TF	22/01/2024	No comment	No objection
DM/23/3197	53 Lewes Road RH17 7SY	02/01/2024	Defer to Tree Officer	No objection
DM/23/3234	42 Greenhill Way	22/01/2024	No comment	Permitted

117 To receive and discuss the recommendation from the working group in relation to HHTC's Mid Sussex District Plan (Reg 19) Consultation.

The Chairman raised Standing Orders to allow a member of the public to speak.

Mrs Rendall spoke as a representative of the Save Sugworth Farm Action Group. She highlighted a number of the Group's concerns over the 'Land east of Borde Hill Lane' site. In the Group's opinion, the sustainability appraisal in the Regulation 18 consultation had a number of inaccuracies, including the distance to the Doctors surgery and the number of school places, the school is already oversubscribed. She advised there is no Doctors surgery within a 15-minute walk, and it is a 40-minute walk to the shops in Haywards Heath. Google maps has been used to confirm these distances. She noted the proposed site is as close to the centre of Cuckfield as it is to the centre of Haywards Heath and therefore does not comply with the District Council's 20-minute neighbourhood principle. The route 31A bus service is also infrequent. She also noted the land is included in Historic England's Grade II* listing description for Borde Hill Park and Gardens and borders an AONB with ancient woodland lying only a short distance away.

The Chair thanked the representative.

Standing Orders were reinstated.

A short discussion took place, Members were satisfied with the response recommended by the working group, however it was agreed to add an additional paragraph to the response noting the completion of the Penland Farm development and subsequent increase in traffic movements. Cllr P Lucraft will send the addition to committee members for agreement.

Members RESOLVED to ratify the draft response of the Planning Working Group regarding the Regulation 19 consultation on the District Plan (with the additional paragraph as above), as presented in Appendix 1, for submission to Mid Sussex District Council.

2 members of the public left the meeting at 07.47pm.

118 To consider submitting a response to TRO's received from WSCC.

The Deputy Clerk referred to the report in the agenda pack. Cllr Ellis said she supported the Traffic Regulation Orders received saying anything to improve safety is a good thing. Cllr Nicholson was unfamiliar with TRO's and Cllr Ellis gave a brief explanation of the process.

Members RESOLVED to support the TRO's received from WSCC.

119 Comments and Observations on Planning Applications

Members made comments and observations on 15 planning applications as per Appendix 1 attached.

120 Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 08.13 pm.

APPENDIX 1

Week 1

Application Refence	Address	Ward	TC Comments
DM/23/0353	75 Harlands Road, Haywards Heath First floor side and rear extension. (Amended plans received 10.01.2023. Revised description agreed 16.01.2023)	Haywards Heath - Lucastes And Bolnore	No Comment
DM/23/3016	8 Orchard Way, Haywards Heath West Sussex Proposed front two storey extension	Haywards Heath - North	No Comment
DM/23/3179	Haywards Heath And Beech Hurst Bowls Club Club House, Beech Hurst Gardens, Butlers Green Road Proposed removal of existing timber shed, construction of larger concrete base and the installation of a new, larger timber shed.	Haywards Heath - Lucastes And Bolnore	No Comment
DM/23/3212	16 Heyworth Ride, Haywards Heath Demolition of existing bay, construction of single storey rear extension together with associated internal and external alterations (amended plans received 19/01)	Haywards Heath - Lucastes And Bolnore	No Comment
DM/24/0044	15 Marylands, Haywards Heath Proposed loft conversion with 2 dormer windows to the rear elevation and 2 roof light windows to the front elevation.	Haywards Heath - Bentswood And Heath	No comment

DM/24/0049	26 Lucastes Road, Haywards Heath T1 Oak - Cut back branches, impacting neighbours' garage and footpath, by 7m and 3m. T2 Oak - Cut back branches, encroaching on to road, by 3m.	Haywards Heath - Lucastes And Bolnore	Defer to the opinion of the Mid Sussex Tree Officer.
DM/24/0088	100 Penland Road, Haywards Heath Variation of planning condition No: 2 relating to planning application DM/23/1255 - amendment to reduce glazing on rear extension.	Haywards Heath - North	No Comment
DM/24/0113	Victoria Park, South Road, Haywards Heath General improvements to existing access into the park from South Road including a new set of steps. Improvements to the existing playground including new play equipment and improved access.	Haywards Heath - Ashenground	The Town Council supports the application and welcomes the improvements to the playground and improved access which will improve safety in and around the park. The Town Council trusts that only the required amount of hedge to accommodate the proposals will be removed.

Planning Applications Received [Week 2](#)

Application Reference	Address/Description	Ward	TC Comments
DM/23/2259	Land To The R/o Central House 25 Perrymount Road Haywards Heath Erection of an 8 storey building comprising of 38 flats (21 x 1 bed and 17 x 2 bed) with associated landscaping, parking and refuse stores. ADDITIONAL INFORMATION RECEIVED 15/11/2023, 7/12/2023, 18/12/2023 and 18/1/2024 of updated Construction Management Plan, Noise Report, Air Quality Damage Cost and Emissions Mitigation Statement, elevation of long distance view from Boltro Road, streetscene	Bentswood And Heath West	The Town Council supports the application and agrees with the District Council Housing Manager's comments and thanks the District Council for taking the Town Council's previous comments on board. The Town Council also supports the Mid Sussex Environmental Protection comments of the 29th January 2024.

	plan showing relationship of proposal with Perrymount Road and indicative landscape plan.		
DM/24/0082	40 Allen Road Haywards Heath West Sussex RH16 3PT Proposed single storey rear extension.	Bentswood And Heath East	No Comment
DM/24/0129	5 Greenhill Park Haywards Heath West Sussex RH17 7SW Single storey side extension with pitched roof, new oriel window and velux rooflights. Rear of existing garage converted to utility room/gym space. Existing external door and window re-used within new utility room/gym space	Franklands	No Comment
DM/24/0138	Braydells Hurstwood Lane Haywards Heath Variation of condition 1 relating to DM/22/2086.	Franklands	No Comment
DM/24/0144	65 Harlands Road Haywards Heath West Sussex RH16 1LU Single storey rear extension and part conversion of garage to habitable accommodation.	Lucastes And Bolnore	No Comment
DM/24/0150	41 College Road Haywards Heath West Sussex RH16 1QR Proposed ground floor rear and side extension.	Haywards Heath – North Central	No comment

Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	TC Comments
DM/24/0245	62 Lewes Road, Haywards Heath RH17 7SN Conifer Group - Fell.	Haywards Heath - Franklands	Defer to the opinion of the Mid Sussex Tree Officer.

Planning decisions received from Mid Sussex District Council

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/23/0353	75 Harlands Road, RH16 1LZ	12/02/2024	No Comment	Refused
DM/23/1262	23-25 Bolnore Road, RH16 4AD	22/01/2024	No Comment	Permitted
DM/23/2849	Land East & West of Redwood House	–	–	Withdrawn
DM/23/2910	Chandos Lodge, 50 Paddockhall Road	11/12/2023	No Comment	Permitted
DM/23/3006	Barn Cottage Pavilion, RH16 3QW	04/03/2024	No Comment	Permitted
DM/23/3183	22 Church Avenue, RH16 1ED	04/03/2024	No Comment	Permitted
DM/23/3212	16 Heyworth Ride, RH16 4TN	12/02/2024	No Comment	Permitted
DM/23/3234	59-63 South Road, RH16 4LQ	04/03/2024	No Comment	Permitted
DM/24/0049	26 Lucastes Road, RH16 1JW	12/02/2024	No Comment	No Objection
DM/24/0083	17 & 18 Manaton Close, RH16 3HS	22/01/2024	Defer to tree officer	Split decision
DM/24/0088	100 Penland Road, RH16 1PH	12/02/2024	No Comment	Permitted
DM/24/0129	5 Greenhill Park, RH17 7SW	12/02/2024	No Comment	Permitted
DM/24/0150	41 College Road, RH16 1QR	12/02/2024	No Comment	Permitted

ITEM 7**Planning Applications Received [Week 1](#)**

Application Reference	Address/Description	Ward	Comments
DM/23/2849	Land East and West of Redwood House, Hurstwood Grange, Hurstwood Lane Demolition of a vacant shed and the construction of 7 new dwellings.	Haywards Heath - Franklands	Previously seen at 20/11/2023 Planning. HHTC comments were No comment other than a request that for the duration that the development takes place , the developer be responsible for properly maintaining and repairing the existing access road, which is already used by others.
DM/24/0180	11 Boltro Road, Haywards Heath Retrospective application for the demolition of existing building comprising of B1 Offices (now Class E) and residential accommodation and replacement with residential accommodation comprising of 4no. 2 bedroom apartments on ground and three upper floors. Erection of side and rear extensions incorporating alterations to front elevation. This is a retrospective application to cover additional changes made during construction relating to approved Planning Permission DM/17/1697 including demolition of existing building.	Haywards Heath - Lucastes and Bolnore	Relating to DM/17/1697 HHTC submitted comments which can be found on the MSDC portal dated 18/05/2017.
DM/24/0254	35 Balcombe Road, Haywards Heath Proposed single storey side extension, repositioning of single storey garage structure and construction of new home office to garden area	Haywards Heath - North Central	No comment
DM/24/0306	15 Western Road, Haywards Heath Proposed ground floor side and rear extension.	Haywards Heath - Bentswood and Heath	No comment
DM/24/0327	1 Ashdown Close, Haywards Heath Proposed erection of a 1.8-metre-high fence	Haywards Heath - Franklands	As of 13/2/2024 there are 2 letters of support from neighbours on the MSDC portal.

Planning Applications Received [Week 2](#)

Application Reference	Address/Description	Ward	Comments
DM/24/0218	<p>Rezvan, 48 Lucastes Avenue, Haywards Heath</p> <p>Erection of double garage with pitched roof together with new front entrance gates.</p>	Lucastes And Bolnore	Re-application of expired approval ref DM/17/4639. HHTC comments were 'No Comment'.
DM/24/0331	<p>104 America Lane, Haywards Heath, RH16 3QF</p> <p>Proposed single storey rear extension.</p>	Bentswood And Heath East	<p>History - Proposed single storey rear extension.</p> <p>Ref. No: DM/22/2539 - Status: Permission. HHTC comments were 'No Comment'.</p>
DM/24/0333	<p>123 Bentswood Road, Haywards Heath, RH16 3PP</p> <p>Loft conversion including barn hip to gable roof extension</p>	Bentswood And Heath East	No comment
DM/24/0336	<p>21 Edward Road, Haywards Heath RH16 4QJ</p> <p>Remove existing P.V.Cu porch and erect brick porch at front of house.</p>	Ashenground	No Comment
DM/24/0391	<p>18 Priory Way, Haywards Heath, RH16 3LT</p> <p>T1 and T2 Oak - Reduce crown by 1.5 - 2m.</p>	Bentswood And Heath East	Suggest defer to MSDC tree officer.

Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	Comments
DM/24/0362	18 Old Wickham Lane, Haywards Heath, RH16 1UP Proposed timber orangery.	Haywards Heath – North Central	No comment
DM/24/0364	81 Highbank, Haywards Heath, RH16 4TT Demolition of existing conservatory and erection of single storey rear extension	Haywards Heath - Lucastes And Bolnore	No comment
DM/24/0426	15 Willow Park, Haywards Heath, RH16 3UA Oak Tree (T1) - Crown Lift by 6 metres.	Haywards Heath - Franklands	Suggest defer to the opinion of the MSDC Tree Officer.
DM/24/0441	Rezvan, 48 Lucastes Avenue, Haywards Heath Eucalyptus tree (T1) - Fell	Haywards Heath - Lucastes And Bolnore	Suggest defer to the opinion of the MSDC Tree Officer.
DM/24/0442	Rezvan, 48 Lucastes Avenue, Haywards Heath Tree (T1)- Dead Species unknown at rear of garden - Fell.	Haywards Heath - Lucastes And Bolnore	Suggest defer to the opinion of the MSDC Tree Officer.