

## Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Tuesday 28<sup>th</sup> May 2024, commencing at 07.00 pm.

### Present

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

Also present 1 member of the public, Cllr Kenny, Deputy Clerk and Committee Clerk

\* Absent

\*\*Apologies

### **1 Apologies**

There were no apologies to note.

The Chairman wished to thank Cllr Ellis for having been part of the committee over the previous years. The Chairman had welcomed Cllr Ellis' participation, passion and pertinent questions and comments.

The Chairman then welcomed Cllr Murray to the committee, this was echoed by the other members.

### **2 Minutes**

The minutes of the meeting held on Tuesday, 7<sup>th</sup> May 2024 were taken as read, confirmed as a true record and duly signed by the Chair.

### **3 Substitutes**

There were none.

### **4 Public Forum**

No comments were made at this point in the meeting.

### **5 Members Declaration of Interest**

Cllr Bashar made the following declaration.

"I declare a personal interest in all planning applications under agenda item 12 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."

Cllr Platts made the following declaration:

"I declare a personal interest in all licensing applications under agenda item 6 as an elected Member of Mid Sussex District Council (MSDC) and as an appointed Member of the (MSDC) Licensing Committee. I further reserve the right to alter my views should the applications come before the Licensing Committee, based on contributions from the public, other Members or reports from MSDC Officers."

There were no other declarations of pecuniary or other interests.

At this point in the meeting the chairman brought forward ITEM 10 for discussion.

## 6 Planning Appeals

Members noted that no appeals pertaining to HHTC had been lodged with MSDC:

### Licensing Applications

Members noted the licencing application pertaining to HHTC received.

App no	Date received	Application Type	Applicants	Premises Address	Variation Yes/No	Nature of Application	Latest date for representations to be made
LI/24/0554	02/05/2024	Premises	Sainsburys Supermarkets Ltd	Sainsburys Bannister Way, Haywards Heath, RH16 1DG	Minor	Changes to the internal layout	22/05/24 (change of date, was 16/05/2024)

## 7 Planning decisions from Mid Sussex District Council.

Members noted the following decisions.

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/24/0103	21 Blenheim Mews, Southdown	25/03/2024	No Comment	Withdrawn
DM/24/0371	23 Highland Road, RH16 4DD	15/04/2024	Defer to the MSDC officers' decision as LDC	Withdrawn
DM/24/0668	19 South Road, RH16 4YY	15/04/2024	No Comment	Permitted
DM/24/0709	2 West Common, Lindfield	15/04/2024	No Comment	Permitted
DM/24/0766	19 Sandrocks Way, RH16 4JL	15/04/2024	Object	Permitted
DM/24/0793	Joan Nightingale House, Land near 11 Ferny Croft	15/04/2024	Defer to the opinion of the MSDC tree officer	Permitted
DM/24/0871	26A Boltro Road, RH10 1BB	07/05/2024	No comment	Permitted
DM/24/0922	Land rear of 16 Mill Stream Meadow, RH16 1TH	07/05/2024	Defer to the opinion of the MSDC Tree officer	Consent
DM/24/0999	63 Oathall Road, RH16 3EL	07/05/2024	Defer to the opinion of the MSDC Tree Officer	No Objection

Cllr Kenny arrived at 07.27pm

**8 To consider Street naming for a new residential development on land off Bentswood Crescent**  
The Deputy Clerk referred to his report in the agenda pack.

The Chairman shared the three road name options and asked the committee to vote.

With a vote of 6 in favour

Members **RESOLVED** to put forward the road name of Hilltop View.

**9 To Consider Street naming for a new residential development on land at North Road.**

The Deputy Clerk referred to his report in the agenda pack.

With all being in favour and without discussion.

Members **RESOLVED** to accept the suggested road name of Foxes Mews.

**10 To consider an application for a Definitive Map modification Order (DMMO)**

WSCC have received an application to add a footpath to the Definitive Map. The County Council is required to investigate to decide whether or not to make an order as requested modifying the definitive map.

The Chairman invited the member of the public in attendance to speak.

Local resident spoke about the history of the footpath and surrounding area. He advised the DMMO application had been submitted by a previous homeowner, who after moving out of the area still owned a small landlocked parcel of land.

The footpath is well looked after by the local residents and is a wildlife haven. He told the committee that although the lane is a private road the footpath is a well-used cut through.

He advised that in the past the owner of the land parcel had offered the land for sale to neighbouring residents and a local estate agent, the offer had been turned down. He also explained that the owner had damaged the hedge by cutting a section out and putting in a gate to access the land.

The chairman thanked the member of the public for his comments.

**The member of the public left the meeting.**

A short discussion took place. Cllr Nicholson had previously met with the member of the public and she agreed the lane was obviously well loved by the local residents and was indeed a haven for wildlife. She also noted it was a well-used and useful cut through. She agreed that the hedge should not have been touched, in her opinion.

Members **RESOLVED** to submit the following comment to WSCC

1.the Town Council is aware that members of the public have had uninterrupted use of the path for a period of at least 20 years;

2.in order to safeguard the route from being closed off in some way at some point in the future and to acknowledge its value to the community, the Town Council would support it being formally recognised as a path from top (north) to bottom (south), i.e. from New England Road to Woodlands Road/Windermere Road;

3. not having any expertise in this field, the Town Council would like to know what the path would be designated as - for example, would it be footpath or public right of way? - and what impact/responsibilities this designation might exact on landowners;

4. the Town Council understands that this application has been submitted by the owners of a small, 'landlocked' piece of land which lies adjacent to the path. In order to gain access to their land, the owners have effectively cut an opening through the existing well-established hedge on to the path. The Town Council is concerned that this may have been done unlawfully and to the detriment of the hedge, which is not owned by the applicants.

#### **11 Consider a Traffic Regulation Order (TRO) at Gamblemead (Cape Road) and Spring Bank.**

The Chairman referred to the Deputy Clerks report advising that West Sussex County Council have received a request to make a permanent Traffic Regulation Order at Gamblemead (CAPE Road) and Spring Bank.

MSDC Cllr Kenny spoke. He explained the location of the site to members of the committee. He advised of the two issues which were the speeding where the road changes from 30mph to 60mph and the poor lighting.

A short discussion took place.

With all in favour, **Members RESOLVED to support the TRO.**

**Cllr Kenny left the meeting.**

#### **12 Comments and Observations on Planning Applications**

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

#### **13 Items Agreed as Urgent by the Chair**

There were none.

The meeting closed at 08.08pm.

## **Appendix 1**

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

<b>Application Reference</b>	<b>Address/Description</b>	<b>Ward</b>	<b>Comments</b>
DM/24/0699	1A Little Bentswood, Haywards Heath, RH16 3HF	Haywards Heath - Bentswood And Heath East	With reference to the email correspondence between the applicant/architect and Mid Sussex District

	Variation of condition 13 of planning application 13/00143/FUL - Substitution of approved drawings with a revised proposal drawing incorporating selected non-material and minor material amendments to the approved scheme. (Amended plans received 23/04/2024)		Council's Planning Officer, the Town Council supports the Planning Officer's stipulation that the size of the dormer be reduced.
<b>DM/24/0875</b>	<b>Parkers MOT And Tyre Centre Ltd, Units 1 And 2 12 Bridge Road, Haywards Heath</b>  The proposed development involves the demolition of the existing buildings and construction of two steel framed, metal clad buildings to replace the existing garage workshop, van hire and Rok Skool.	<b>Haywards Heath – North Central</b>	No comment
<b>DM/24/1027</b>	<b>1 Lucastes Avenue, Haywards Heath, RH16 1JE</b>  Proposed rear extension, new front door, landscaping changes and new shed	<b>Haywards Heath - Lucastes And Bolnore</b>	No Comment
<b>DM/24/1037</b>	<b>5 Gower Road, Haywards Heath, RH16 4PH</b>  Proposed insulated render to all external facing walls	<b>Haywards Heath - Ashenground</b>	<b>WITHDRAWN</b>
<b>DM/24/1065</b>	<b>Sans Souci, Snowdrop Lane, Lindfield, Haywards Heath</b>  Proposed two storey side extension to include partial conversion of garage.	<b>Haywards Heath - Franklands</b>	No Comment
<b>DM/24/1076</b>	<b>The Changing Workplace Ltd, 1 Boltro Road, Haywards Heath West Sussex</b>  Conversion of part of first and second floors to create two self-contained flats. Cycle parking and bin storage facilities.	<b>Haywards Heath – Bentswood and Heath West</b>	No Comment
<b>DM/24/1097</b>	<b>Commercial House, 52 Perrymount Road Haywards Heath West Sussex</b>  Change of use of the site from retail and office use (Class E) to a residential use (Class C3), this application seeks to convert the property into 8x flats (5x 1-bedroom flats and 3x 2-bedroom flats).	<b>Haywards Heath - Bentswood And Heath West</b>	No comment other than to welcome the fact that in the Acoustic Report accompanying the application, the authors have acknowledged the proximity of Clair Hall to Commercial House and have assumed that 'activities may resume in the Hall in due course, which would include the facility for the playback of amplified music'.

<b>DM/24/1098</b>	<b>12 Queens Road, Haywards Heath, RH16 1EB</b>  Proposed single storey rear extension.	<b>Haywards Heath – North Central</b>	No comment
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### Planning Applications Received [Week 2](#)

<b>Application Reference</b>	<b>Address/Description</b>	<b>Ward</b>	<b>Comments</b>
<b>DM/24/0813</b>	<b>Shangri La, Queens Road, Haywards Heath</b>  Proposed erection of 1 no. new dwelling with car parking	<b>Haywards Heath – North Central</b>	No Comment
<b>DM/24/1059</b>	<b>Parkers MOT And Tyre Centre Ltd Units 1 And 2 12 Bridge Road Haywards Heath, RH16 1UA</b>  Proposed signage - Unit A - 6 signs of various sizes for the building owner and the building occupier. Unit B - 6 signs of various sizes for the building owner and both building occupiers.	<b>Haywards Heath -North Central</b>	No Comment
<b>DM/24/1111</b>	<b>Sussex House, Perrymount Road, Haywards Heath</b>  Change of Use from office (Class E) to residential (Class C3).	<b>Haywards Heath – Bentswood and Heath West</b>	No comment other than to welcome the fact that in the Acoustic Report accompanying the application, the authors have acknowledged the proximity of Clair Hall to Sussex House and have assumed that 'activities may resume in the Hall in due course, which would include the facility for the playback of amplified music'.

### Planning Applications Received [Week 3](#)

<b>Application Reference</b>	<b>Address/Description</b>	<b>Ward</b>	<b>Comments</b>
<b>DM/24/1173</b>	<b>1 Farlington Avenue, Haywards Heath, RH16 3EZ</b>  Dormer extension to side and rear.	<b>Haywards Heath - Bentswood And Heath East</b>	No comment
<b>DM/24/1196</b>	<b>23 Highland Road, Haywards Heath, RH16 4DP</b>  Proposed annexe building to the rear of property	<b>Haywards Heath - Ashenground</b>	No comment

DM/24/1206	<p><b>9 Wythwood, Haywards Heath, RH16 4RD</b></p> <p>Proposed single storey side extension and first floor extension</p>	Haywards Heath - Franklands	No comment
DM/24/1216	<p><b>47 Lucastes Avenue, Haywards Heath, RH16 1JZ</b></p> <p>Proposed new boundary railing and setback gates on Lucastes Avenue frontage.</p>	Haywards Heath - Lucastes And Bolnore	<p>The Town Council is disappointed by and <b>OBJECTS</b> to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. it does not do nearly enough to address the issues that were raised under the previous application (see DM/23/1273);</li> <li>2. the revised proposal for the railings and gates remains out of keeping with the semi-rural 'village' character of the locality;</li> <li>3. the proposed reduction in height of the railings presents a potential health and safety hazard because the spikes could cause injury if, for example, a child were to climb up on them;</li> <li>4. the original view of Mid Sussex District Council's Conservation Officer – which included reference to a gate of 5 bar timber design – has once again been ignored.</li> </ol> <p>The applicant does appear to have addressed the positioning of the vehicular access gate by setting it back from the highway but overall, the Town Council finds this application disingenuous.</p>
DM/24/1219	<p><b>59 Sunnywood Drive, Haywards Heath, RH16 4PD</b></p> <p>Proposed single storey extension to the rear</p>	Haywards Heath - Ashenground	No comment

<b>DM/24/1220</b>	<b>59 Sunnywood Drive, Haywards Heath, RH16 4PD</b>  Proposed single storey extension to the rear (listed building consent)	<b>Haywards Heath - Ashenground</b>	No comment
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