

## Haywards Heath Town Council

**Minutes of the Planning Committee Meeting held on Monday 17<sup>th</sup> 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**

<b>Member</b>	<b>Reason</b>
Cllr Platts	Ill health

### **129 Minutes**

The minutes of the meeting held on Monday 24<sup>th</sup> 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/25/33592 73  (DM/23/127 3 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 17<sup>th</sup> February, 24<sup>th</sup> February and 3<sup>rd</sup> March.

### 134

#### 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 Droveway, 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	<b>197 Hoblands, RH16 3NA</b> Demolition of conservatory and erection of single storey rear extension with replacement utility and part garage conversion.	<b>Franklands</b>	No comment.
DM/25/0429	<b>1 Oathall Avenue, RH16 3ES</b> T1 - Beech tree reduced back to previous points. T2 - Conifer (second in line) removed due to dying.	<b>Bentswood and Heath East</b>	Defer to MSDC Tree Officer.
DM/25/0315	<b>33 Willow Park, RH16 3UA</b> Removal of the existing conservatory and construction of a new extension including the part conversion of the existing garage.	<b>Franklands</b>	No comment.
DM/25/0374	<b>39 Edward Road, RH16 4QJ</b> Proposed rear extension.	<b>Ashenground</b>	No comment.
DM/25/0196	<b>Thai Crystal, 45 The Broadway</b> 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	<b>Bentswood and Heath West</b>	<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 prior to the application being determined.</p>
DM/25/0443	<b>21 Lucastes Avenue, RH16 1JU</b> T1 – Hazel – Coppice	<b>Lucastes and Bolnore</b>	Defer to MSDC Tree Officer.
DM/25/0051	<b>Flat 4 Abigail House, 53-55 Hazelgrove Road</b>	<b>Ashenground</b>	No comment.

	Replacement of old rotten windows with new double glazed UPVC windows.		
<b>DM/25/0049</b>	<b>19 Gander Hill, RH16 1QU</b> 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.	<b>North East</b>	No comment.

### Planning Applications Received Week 2

<b>Application Reference</b>	<b>Address/Description</b>	<b>Ward</b>	<b>Comments</b>
<b>DM/25/0445</b>	<b>Land at Colwell Farm, Lewes Road</b> 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.	<b>Franklands</b>	<p>The Town Council is extremely disappointed by the submission of this application and considers it to be opportunistic and speculative. The Town Council <b>OBJECTS</b> to the proposal on the following grounds:</p> <ol style="list-style-type: none"> <li>1. it is not an allocated site in the Haywards Heath Neighbourhood Plan and is contrary to Policies E5 and E9;</li> <li>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;</li> <li>3. the site falls outside of the built-up area line of the town;</li> <li>4. the proposal constitutes development within the green belt;</li> <li>5. the proposal would be detrimental to the neighbouring Lewes Road Conservation Area;</li> <li>6. the proposed highway access to the development at this point on Lewes Road (which is part of the busy A272) would generate</li> </ol>

			<p>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. 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 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</p>
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			and Country Park on land off of Hurstwood Lane.  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.
<b>DM/25/0412</b>	<b>17 Easten Road, RH16 3NG</b> Proposed loft conversion. This is an application to establish whether the development is lawful.	<b>Bentswood and Heath East</b>	No comment.
<b>DM/25/0478</b>	<b>2-8 Sussex Road, RH16 4EA</b> Proposed new windows to front, rear and east elevations on the front floor	<b>Ashenground</b>	No comment.
<b>DM/25/0475</b>	<b>11 Orchard Close, RH16 1UU</b> Demolition of garage and conservatory. Construction of annexe and side extension.	<b>North Central</b>	No comment.
<b>DM/25/0375</b>	<b>26 Gander Hill, RH16 1QX</b> Erection of a single storey timber yoga studio.	<b>North Central</b>	No comment.
<b>DM/25/0458</b>	<b>12 and 14 Eastern Road, RH16 3NN</b> 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.	<b>Bentswood and Heath East</b>	No comment.

### Planning Applications Received Week 3

<b>Application Reference</b>	<b>Address/Description</b>	<b>Ward</b>	<b>Comments</b>
<b>DM/25/0013</b>	<b>20 Boltro Road, RH16 4LJ</b> Proposed side extension and partial garage conversion.	<b>Lucastes Boltro</b>	No comment.

	(Amended plans received 28/02/25)		
<b>DM/25/0557</b>	<b>3 West Mallion, RH16 4HP</b> Oak tree – Reduce by 1-2 metres	<b>Ashenground</b>	Defer to MSDC Tree Officer.
<b>DM/24/2214</b>	<b>Lingworth, 17 Oathall Road</b> 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)	<b>Bentswood and Heath East</b>	No comment.