

Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Monday 3rd February 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: RFO, Committee Clerk

*Absent

**Apologies

108 Apologies

Member	Reason
Cllr King	Personal Commitment
Cllr Nicholson	Ill Health

109 Minutes

The minutes of the meeting held on Monday 13th January 2025 were taken as read, confirmed as a true record and duly signed by the Chair.

110 Substitutes

There were none.

111 Public Forum

There were two members of the public present.

A member of the public spoke for 3 minutes regarding Item 8. He highlighted the Highway Code that states that parking restrictions should be within 32 feet of a corner and said that the ones mentioned in the report for amendment are 15ft and 17ft and because of vehicles parking so close to the junction, it is impossible to see what's coming up the road. He said that the double yellow lines were put down in 2023, but they were never formalised. He said that the Traffic Regulations Order (TRO) is asking West Sussex County Council to extend the lines and then formalise them, so that Mid Sussex District Council can then enforce parking penalties. He explained that this junction is down a hill and is dangerous. He presented a petition with 100 signatures from local residents. He said that the headmistress of the school located in Mayflower Road had also written to WSCC supporting the application for the TRO. He added that Cllr Stephen Hillier and Cllr R Cromie had also shown support for the application. He stated that although the Highway Code isn't law, it is a set of rules that should be followed..

A member of the public spoke about the Planning Application relating to Downlands Park. She stated that the Downlands Park site is next to an existing complex of retirement properties and a care home and those residents bought their houses and apartments with the understanding from Mid Sussex District Council's 5 year plan that the existing, mid-Victorian Arts and Crafts building would be converted into retirement apartments, with a few houses built in the grounds. She explained that, unexpectedly, a new application was made to demolish all of the existing buildings and replace them with 3 multi storey apartment blocks, approximately 20 houses and a variety of community buildings and that the development would be considered so substantial by the Police that they would be requiring full height lighting to the access road. She said the

ugly, utilitarian elements of the development would be crammed on to the boundary with the existing retirement properties. As well as the noise and light pollution that this would create, the retirement properties would now be overlooked by the 3 multi storey apartment blocks. She said that during consultation on the original application, residents were assured by MSDC that tree screening would be required to shield residents from the new development and the permission that they gave to DM/20/4159 in 2022 reflected that assurance, with trees planted roughly every 3 parking spaces. However, in December 2024, application DM/23/3195 sought to put more parking on the boundary. This additional parking was to be underground on the original plans but this had now changed due to costing. She said that this would be at the expense of the trees that were to have been planted to create the screen for existing residents and that she thought that if this application were to go through, it would break the promise that residents were given by MSDC that they would be shielded. Additionally, she said that the Downlands site, being a mid-Victorian property, contained many mature trees and shrubs that provided a wildlife corridor and this habitat would be swept away by bulldozers but at least the trees that had been on the original plans would have restored a fraction of that wildlife corridor. The latest application to be considered showed only 3 trees along the boundary which would not be adequate.

112 Members Declaration of Interest

Cllr A Platts sits on Mid Sussex District Council's Licensing Committee and Cllr A Bashar sits on Mid Sussex District Council's Planning Committee.

113 Planning Appeals

Members noted that there were no appeal decisions pertaining to Haywards Heath.

Licensing Applications

Members noted that there were no licensing applications pertaining to Haywards Heath.

114

Planning decisions from Mid Sussex District Council.

Members noted the following decisions:

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/24/2761	Church Corner House, Church Road	02/12/2024	No comment	Permitted
DM/24/2834	65 Penn Crescent, RH16 3HP	23/12/2024	The Town Council defers the decision to Mid Sussex District Council.	Certificate of Lawful Development given
DM/24/2863	12 Queens Road, RH16 1EB	02/12/2024	No comment	Permitted
DM/24/2511	Mid Sussex Islamic Centre, 19 Wivelsfield Road, RH16 4EF	23/12/2024	No comment	Permitted
DM/24/2569	Little Barn Hanlye Barn	11/11/2024	No comment	Permitted
DM/24/2593	6 Wythwood, RH16 4RD	23/11/2024	No comment	Permitted
DM/24/2785	10 Sergison Close, RH16 1HU	23/12/2024	No comment	Permitted

DM/25/0058	1 Lucastes Avenue, RH16 1JE	-	-	Approved (Non-material amendment to application DM/24/1027, discussed at 28/05/2024, HHTC made No Comment, and this was approved by MSDC on 14/06/2024)
DM/24/2879	17 Dellaney Way, RH16 3LX	23/12/2024	No comment	Permitted
DM/24/2366	50 Frankynn Road, RH16 4DH	23/12/2024	No comment	Permitted
DM/24/2921	3 Bramber Close, RH16 4AZ	23/12/2024	No comment	Permitted
DM/24/2923	86 Beech Hill, RH16 3TT	23/12/2024	No comment	Permitted
DM/24/2677	82 Middle Village, RH16 4GH	23/12/2024	No comment	Permitted
DM/24/2918	28 Fox Hill, RH16 4QZ	23/12/2024	No comment	Permitted

115 To receive a report on a requested Traffic Regulation Order.

Following discussion, Members wished to express their support for the TRO application and to highlight;

- the support from the headteacher of the school on Mayflower Road for this application
- safety concerns that have arisen following reports of near-misses involving children and vehicles near this junction.

Members **RESOLVED** to support the Traffic Regulation Order application to extend double yellow lines on Mayflower Road at the junction with Woodlands Road .

116 Comments and Observations on Planning Applications

Please note that Cllr A Platts and Cllr A Bashir did not vote on any planning application decisions.

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

117 Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 7:31pm.

Planning Applications Received Week 1

Application Reference	Address/Description	Ward	Comments
DM/25/0036	Lime Tree House, 21 Birchen Lane 4x Lime trees crown – reduce by 2-3m	North East	Defer to MSDC Tree Officer.
DM/23/3195	Downlands Park Care Home, Bolnore Farm Lane, RH16 4BQ Variation of condition no 24 relating to planning application DM/20/4159 - to substitute amended plans for those approved under DM/20/4159. (Amended site plan received 18/12/24 revising location of car parking spaces)	Lucastes and Bolnore	<p>The Town Council notes the new Drainage Design Validation Report received on 29/11/2024. The Town Council wishes to support the recommendation by Symmestrys, in point 7.1, that</p> <p>;'additional tests shall be carried out in the proposed location and design depth of the infiltration structure to confirm suitability and lend credibility to the design rationale'.</p> <p>Alongside continued concerns about drainage at the proposed site, the Council wishes to reiterate their previous comments of objection:</p> <ul style="list-style-type: none"> - Lack of screening to neighbouring properties, the loss of trees and the green buffer zone in exchange for more parking spaces, which is contrary to both the Mid Sussex District Plan 2014-2031 and Haywards Heath Town Council Neighbourhood Plan in terms of green, and Character and Design polices. - The Town Council's preference is for the original plans.
DM/25/0054	Woodlands House, Birch Avenue, RH17 7SL x7 Ash trees - fell as close to ground level as possible. Crown reduce Sycamore trees from	Franklands	Defer to MSDC Tree Officer.

	neighbouring property overhanging Woodlands House by 1-2m and vegetation by 1-2 metres.		
DM/24/2835	65 Penn Crescent, RH16 3HP Single storey rear and part first floor side infill extension (Amended plans received 08.01.2025)	Bentswood and Heath East	No comment.
DM/25/0005	15 Sandy Vale, RH16 4JH Demolition of existing garage and porch. Part single part two storey side and front extension together with the provision of three parking spaces to the front	Ashenground	No comment.
DM/25/0010	116 New England Road, RH16 3LF New outbuilding to replace existing garage. This is an application to establish whether the development is lawful.	Bentswood and Heath East	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.

Planning Applications Received Week 2

Application Reference	Address/Description	Ward	Comments
DM/24/2884	32-36 South Road, RH16 4EA Proposed alterations to existing shopfront. (amended plans received on 14.01.2025)	Ashenground	No comment.
DM/24/2882	32-36 South Road, RH16 4EA 1No Fascia Sign and 1No Projecting Sign. (amended plans received on 14.01.2025).	Ashenground	No comment.
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 bifolding door.	Lucastes and Bolnore	No comment.
DM/25/0108	14 The Droeway, RH16 1LL 1 x Oak - reduction of lower crown, lateral growth only by approx. 1.5m and no further than previous reduction points and remove epicormic growth from trunk.	Lucastes and Bolnore	Defer to MSDC Tree Officer.
DM/25/0120	19 Western Road, RH16 3LR Erection of an L-shaped flat roof rear dormer and insertion of 2no. roof lights to front elevation. This is an application to establish whether the development is lawful.	Bentswood and Heath East	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.
DM/25/0138	106 Franklynn Road, RH16 4DR	Ashenground	No comment.

	Discharge of planning condition no 3 relating to planning application DM/23/0136.		
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Planning Applications Received Week 3

Application Reference	Address/Description	Ward	Comments
DM/25/0100	Brooklea, 3 West Common, RH16 2AE Proposed erection of 1 no. new detached dwelling with car parking served by the existing access, following demolition of an existing garage.	North Central	No comment.
DM/25/0113	20 Boltro Road, RH16 1BB Proposed side extension and partial garage conversion.	Lucastes Boltro	No comment.
DM/25/0009	98A South Road, RH16 4LJ Installation of blind to front window.	Ashenground	No comment.
DM/25/0039	1 Colwell Close, RH16 4HF Proposed side first floor extension above existing garage and a single storey extension to the front of the existing garage. Two storey extension to the rear.	Ashenground	No comment.
DM/25/0162	11 Ash Grove, RH16 4PZ Loft conversion with gable-ends & rear dormer. This is an application to establish whether the development is lawful.	Ashenground	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.