

Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Monday 13th January 2025, commencing at 7:00pm.

Present

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

Also present: Town Clerk, Committee Clerk

*Absent

**Apologies

99 Apologies

Member	Reason
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100 Minutes

The minutes of the meeting held on Monday, 2nd December 2024 and the decisions of the cancelled Planning Committee due to be held on Monday 23rd December 2024 were taken as read, confirmed as a true record and duly signed by the Chair.

101 Substitutes

There were none.

102 Public Forum

There were two members of the public present – both representatives of Haywards Heath Cricket Club, who play in Clair Park.

One representative spoke for three minutes. He spoke about concerns regarding the proximity of the new proposed Aldi to the cricket field at Clair Park and highlighted the need to focus on safety regarding cricket balls. He stressed that the Cricket Club, which is large community asset with over 350 juniors and multiple adult teams, were not opposed to the application and had already spoken to Aldi about their safety concerns. Stray cricket balls land in the office car park that currently occupies the proposed site multiple times a match, but these are predominantly played at weekends when the car park is empty. However, this wouldn't be the case if the proposals go ahead as the supermarket car park will be busy at weekends. The proposal also indicates a small loss of trees and shrubbery in an area where cricket balls currently land a lot. He said that there is currently netting at the north end of Clair Park which protects the properties on Park View and the Club would like to see similar safety netting erected on the Aldi site. He also said that he was concerned about there being sufficient parking at the Aldi store as if this spills over into the Clair Hall site this will impact people using the Cricket Club and Clair Park.

The second representative reiterated these concerns and said that the proposed Aldi car park sits close to the 'Cow Corner' area of the cricket field. Currently balls go into this area at least 5 times a day if not up to 15 times. He said that as well as a safety concern there is an insurance concern as the Cricket Club, which is run by volunteers cannot be liable for any harm or damage occurring on the proposed Aldi site as this would put the Club at risk of closure.

103 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. Due to new guidance received from the Monitoring Officer, the Town Clerk advised that they should not make any decisions or vote on any application, so that they retain their ability to vote at District Licensing and Planning meetings, respectively.

104 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.

105

Planning decisions from Mid Sussex District Council.

Members noted the following decisions:

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/24/2089	Haywards Heath Police Station, Bolnore Road	02/12/2024	Defer to the MSDC tree officer.	Consents
DM/24/2152	2-8 Sussex Road, RH16 4EA	30/09/2024	No comment.	Prior Approval Refused due to: <ul style="list-style-type: none"> - No details being provided about potential asbestos contamination - No flood risk assessment provided Uncertainty over whether the flats would receive adequate natural lighting
DM/24/1901	68 Sydney Road, RH16 1QA	09/09/2024	No comment.	Refused due to: The extension would have an overbearing and dominant relationship which is out of keeping with the character and appearance of the house, the villa pair of which it is part and the wider Conservation Area

DM/24/2597	Brabourne, College Road	11/11/2024	Lawful Development Certificate is a legal mater - the Council defers the decision to Mid Sussex District Council.	Certificate for Lawful Development (Proposed) – Approved
DM/24/1802	Barn Cottage Pavillion, Barn Cottage Lane	02/12/2024	The Council urges that the project be commenced swiftly due to the much-needed redevelopment of a community building in the Bentswood Ward.	Permitted
DM/24/2836	10 Oathall Road, RH16 3EA	Due to be discussed 23/12/2024	-	Application Withdrawn
DM/24/2863	2 Diamond Cottages, RH16 2QE	Due to be discussed 23/12/2024	-	Application Invalid
DM/24/2907	Land Adjacent to 2 and 4 Fairford Close, RH16 3EF	23/12/2024	Defer to MSDC tree officer.	No Objection
DM/24/2987	Cameron House, 60A Lewes Road	23/12/2024	Defer to MSDC tree officer.	No Objection
DM/24/2578	70 Sydney Road, RH16 1QA	23/12/2024	No comment	Permitted

106 Comments and Observations on Planning Applications

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

Members made comments and observations on 5 Planning Applications as per Appendix 1 attached.

107 Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 7:52pm.

Planning Applications Received **Week 1**

Application Reference	Address/Description	Ward	Comments
DM/24/3077	<p>Sussex House, Perrymount Road Demolition of the existing buildings and construction of a new food store (Use Class E(a)), with access, car and cycle parking, landscaping and associated works</p>	Bentswood and Heath West	<p>The Council supports this application and acknowledges that this proposal complies with the Haywards Heath Neighbourhood Plan, which promotes the best use of brown field sites in the Town Council's designated Town Centre, for economic restoration.</p> <p>However, it wishes to raise to make the following comments:</p> <p>There is uncertainty about the Section 106 Contributions that this store would make to the Town Council and community.</p> <p>There is a safety concern regarding the Cricket Club that plays on Clair Park which is adjacent to the proposed site. This Club is a community asset which has over 350 juniors and multiple adult teams. The office and car park currently situated on the site are empty at weekends when the Cricket Club plays and there is no risk of injury to people, however the proposed supermarket brings different weekend conditions. The Cricket Club are also concerned about the loss of green buffer between the Park and the proposed site which may exacerbate the problem. The Council would like to reiterate support for the Cricket</p>

			<p>Club's concerns and recommend that Aldi work with the Cricket Club to provide adequate safety netting around the site, as the Cricket Club cannot be liable for any harm or damage that may occur on the proposed Aldi site as this would put the Cricket Club at risk of closure.</p> <p>There is concern about the loss of the Post Office currently housed in the Budgens. Closure of this would leave only one Post Office for the whole of Haywards Heath, which the Council feels does not provide adequate facilities for the whole town.</p> <p>There is concern about the proposal exacerbating traffic on an already busy road. Haywards Heath train station, a Category B station and the second busiest in the South East is situated close to the proposed site. Although the proposal has included a Traffic Consultation there is concern that this has not gone far enough or looked at current traffic during the busiest time periods.</p>
DM/24/3095	6 Colwell Road, RH16 4ES Garage conversion and extension to create home office space in garden.	Ashenground	<p>The Council supports the decision, with the following comments:</p> <p>The extended/converted garage should not be inhabited as a dwelling.</p> <p>There is concern about further development of this building – it should not be extended further.</p> <p>There is concern about parking, any development</p>

			should keep the provision of parking from the Wivelsfield Road side.
DM/24/3090	Renniston, Rookery Way Proposal to remove a gate and replace with a window on the front elevation and replace an existing window with a door on the rear elevation. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.	Franklands	Legal matter – Defer to MSDC.

Planning Applications Received Week 2 – No Applications Received

Planning Applications Received Week 3

Application Reference	Address/Description	Ward	Comments
DM/24/2819	32 Wood Ride, RH16 4NJ Proposed front and side two storey extension with raised decking to the rear.	Ashenground	The Council supports the application but wishes to raise concerns about the loss of greenery and vegetation at the site.
DM/24/3127	69 Gordon Road, RH16 1EL Proposed rear conservatory.	North Central	No comment