



**HAYWARDS HEATH
TOWN COUNCIL**

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5th November 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 11th November 2024 at 7:00pm** at the Town Hall in the Council Chamber 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 21st October 2024.
3. To note Substitutes.
4. Public Forum – Members of the public are invited to ask questions or raise issues which are relevant and are the concern of this Council. A period of 15 minutes is allocated for this purpose. Notice of intention to address Council should be given to the Clerk by noon of the day of the meeting.
5. To receive Declarations of Interest from Members in respect of any matter on the agenda.
6. To note any appeals lodged and appeal decisions made, to note any licensing applications.
7. To receive planning decisions made by MSDC.
8. To consider planning applications for comments and observations to be submitted to Mid Sussex District Council (MSDC).
9. To consider any items that the Chair agrees to take as urgent business.

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

*'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.'*

Town Mayor Cllr Stephanie Inglesfield

Town Clerk Mr Steven Trice

Haywards Heath Town Council

Minutes of the Planning Committee Meeting held on Monday 21st October 2024, 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: RFO

* Absent

**Apologies

71 Apologies

Member	Reason
Cllr Inglesfield	Holiday
Cllr Murray	Holiday

72 Minutes

The minutes of the meeting held on Monday, 30th September 2024 were taken as read, confirmed as a true record and duly signed by the Chair.

73 Substitutes

There were none. However, with Councillor Pascoe (Vice Chair) acting as Chair in the absence of Councillor Inglesfield, he nominated Councillor Chapman to act as Vice Chair for the meeting. This was seconded by Councillor King and **AGREED** unanimously by Members.

74 Public Forum

There were no members of the public present.

75 Members Declaration of Interest

Cllr Bashar made the following declaration.

"I declare a personal interest in all planning applications under agenda item 8 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."

76 Planning Appeals

Members noted that the following appeal pertaining to Haywards Heath had been lodged with MSDC:

Date Lodged	References	Site	Description	Appeal Type & Procedure
04/10/2024	AP/24/0050 APP/D3830/W/24/3350655 (Refers to DM/23/0762)	Land opposite 10 Bridgers Mill HAYWARDS HEATH	Proposed detached, chalet-style, three-bed dwelling house. Sequential Test submitted 06/07/2023.	<u>Appeal Type</u> – Appeal against refusal <u>Procedure</u> – Written Representation

Licensing Applications

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

77 Planning decisions from Mid Sussex District Council.

Members noted the following decisions:

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/24/0813	Shangri La Queens Road RH16 1EE	28/05/2024	No comment	Permitted
DM/24/1249	Amenity land at Troon Court Iona Way	09/09/2024	Defer to the opinion of the MSDC Tree Officer	Permitted
DM/24/1419	2 Lucas Way RH16 1JR	08/07/2024	No comment	Permitted
DM/24/1428	19 Wealden Way RH16 4AF	19/08/2024	No comment	Permitted
DM/24/1496	95 Eastern Road RH16 3NQ	29/07/2024	No comment	Permitted
DM/24/1661	57 Franklynn Road RH16 4DS	29/07/2024	No comment	Permitted
DM/24/1702	Sussex House Perrymount Road RH16 1DN	29/07/2024	No comment	Prior approval granted
DM/24/1707	15 Portsmouth Lane RH16 1SE	19/08/2024	Object	Permitted
DM/24/1729	Doric 4 Fox Hill RH16 4QZ	29/07/2024	No comment	Permitted
DM/24/1880	9 Wickham Close RH16 1UH	19/08/2024	No comment	Permitted

DM/24/1895	Land outside 65 Sheppeys RH16 4NR	19/08/2024	Defer to the opinion of the MSDC Tree Officer	Permitted
DM/24/1905	Land between Sussex Gardens RH17 7SU	19/08/2024	Defer to the opinion of the MSDC Tree Officer	No objection
DM/24/1942	Franklands Village	09/09/2024	Defer to the opinion of the MSDC Tre Officer.	No objection
DM/24/1958	28 Lucastes Avenue RH16 1JX	09/09/2024	Defer to the opinion of the MSDC Tree Officer.	No objection
DM/24/2023	1 Lucastes Road RH16 1JJ	09/09/2024	Defer to the opinion of the MSDC Tree Officer	No objection.

78 Comments and Observations on Planning Applications

Members made comments and observations on 16 Planning Applications as per Appendix 1 attached.

79 Items Agreed as Urgent by the Chair

There were none.

The meeting closed at 7:06pm.

Appendix 1

Planning Applications Received [Week 1](#)

Application Reference	Address/Description	Ward	Comments
DM/24/2283	114 Hoblands Proposed single storey side extension.	Franklands	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers the decision to Mid Sussex District Council.
DM/24/2297	46 Lewes Road Variation of condition no. 2 relating to planning application DM/23/1640 – to allow amendments to the approved plans.	Franklands	No comment.
DM/24/2300	15 Lewes Road Tree to be felled due to disease (ash dieback).	Franklands	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/24/2307	25 Wealden Way Proposed gym in existing garage.	Lucastes & Bolnore	No comment.
DM/24/2336	9 Aster Way Proposed single storey rear extension.	North West	As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers the decision to Mid Sussex District Council.

Planning Applications Received [Week 2](#)

Application Reference	Address/Description	Ward	Comments
DM/24/1638	Quillet, Franklands Village T1 - Robinia pseudoacacia – removal; T2 -Yew – crown reduction by 1–2m; T3 - Hawthorne Scrubs x 4 – removal; T4 - Holly x 2 – removal.	Franklands	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/24/2214	Lingworth, 17 Oathall Road 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.	Bentswood & Heath West	No comment.
DM/24/2277	Bolnore Village Primary School, Updown Hill	Lucastes & Bolnore	No comment.

	Single storey modular building to be used as an overflow classroom.		
DM/24/2352	Southside, 16 Paddockhall Road <u>In back garden:</u> T1 - Maple – reduce by approximately 2m to previous pruning points; T2 - Cherry – reduce by approximately 2m to previous pruning point; T3, T4 & T5 - Maples – reduce by approximately 2m to previous pruning points. <u>Front garden:</u> T6 - Yew – raise canopy by 2m and reduce lateral branches by 1.5m; T7 - Silver Birch – raise canopy by 3m from ground level.	Lucastes & Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/24/2354	2 George Avenue Proposed rear single storey extension and relocation of existing steps and gate garden entrance.	Franklands	No comment.
DM/24/2365	Trees at and adjacent to Woodlands, 19 The Droveaway (T1) Oak tree – reduce crown by 2m; (T2) Hornbeam tree – fell to ground level.	Lucastes & Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.

Planning Applications Received [Week 3](#)

Application Reference	Address/Description	Ward	Comments
DM/24/2006	50 Lewes Road Proposed detached garage.	Franklands	No comment.
DM/24/2433	Gresham Dental Practice Butlers Green Road T1 Beech: reduce the canopy by 2.0m.	Lucastes & Bolnore	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/24/2434	17 Chandlers Field Drive Conversion of garage into an additional room to use as a home office and gym. Replacement of garage door with a single window to match existing windows.	Lucastes & Bolnore	No comment.
DM/24/2453	Winkfield Court Boltro Road Sycamore Tree (T25) - Fell	Lucastes Boltro	The Town Council defers this decision to Mid Sussex District Council's Tree Officer.
DM/24/2472	Orchard Cottage 66 Oathall Road Yew Tree: Fell	Bentswood & Heath East	The Town Council defers this decision to Mid Sussex

			District Council's Tree Officer.
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NOTIFICATION OF APPEALS DECIDED WITH THE PLANNING INSPECTORATE

Date Lodged	References	Site	Description	Appellant	Appeal Decision	Procedure
04/10/2024	APP/D3830/W/24/3345555 (DM/23/0828 refers)	Chester House, Harlands Road, Haywards Heath, RH16 1LR	Proposed redevelopment of existing car park to provide a 5 storey building to the west of Chester House, Harlands Road, for 14 dwellings, together with ancillary residential facilities, and including changes to parking, and additional bin and bike store provision. AMENDED PLANS received 13/11/2023 increasing the size of the 2nd bedroom windows on the south-western elevation and providing full length glazing on the lobby wall looking onto the undercroft area.		Dismissed	Written Representation

Should you require further details on any application please contact us: Licensing@midsussex.gov.uk

App no.	Date Received	Application Type ie. Premises, Club	Applicants	Premises Address	Variation Yes/No	Nature of Application /Nature of variation required	Latest date for representations to be made. Within 28 consecutive days (Within 10 working days for minor variations)

There are **no** licensing applications for the weeks commencing 14th October, 21st October and 28th October 2024.

Planning decisions received from Mid Sussex District Council

Application Ref	Address	Agenda Date	HHTC Comment	MSDC Decision
DM/24/2307	25 Wealden Way, RH16 4AF	21/10/2024	No comment	Permitted
DM/24/1947	Kipling Court, Paddockhall Road	09/09/2024	No comment	Permitted
DM/24/1830	15 Portsmouth Lane, RH16 1SE	09/09/2024	No comment	Permitted
DM/24/1819	Sans Souci, Snowdrop Lane, RH16 2QE	09/09/2024	No comment	Permitted
DM/24/1857	15 Norris Lane, RH17 5ND	09/09/2024	No comment	Permitted
DM/24/2091	Carousel, 27 Sergson Road, RH16 1HX	09/09/2024	Defer to MSDC tree officer	Consent
DM/24/1948	Litle Barn, Hanlye Lane, RH17 5HR	09/09/2024	No comment	Certified as Lawful (Existing Development)
DM/24/1820	17 Sheppeys, RH16 4NP	19/08/2024	No comment	Permitted
DM/24/2050	Kelston, Birch Close, RH17 7ST	30/09/2024	Defer to MSDC tree officer	Permitted
DM/24/2150	Muster House, 12 Muster Gren North, RH16 4AG	30/09/2024	Defer to MSDC tree officer	No Objection
DM/24/2188	Land to rear of 35 Greenhill Way, RH17 7SQ	30/09/2024	Defer to MSDC tree officer	No Objection
DM/24/1996	83 New England Road, RH16 3LE	09/09/2024	No comment	Permitted
DM/24/2043	25 Cattswood Lane, RH16 4GF	09/09/2024	No comment	Certified as Lawful (Proposed)
DM/24/1909	2 Ridgeway, RH17 7AQ	09/09/2024	Defer to MSDC tree officer	Consent
DM/24/2138	Birchen Lane, RH16 1RY	30/09/2024	Defer to MSDC tree officer	Consent
DM/24/1076	1 Boltro Road, RH16 1BY	28/05/2024	No comment	Permitted (Prior approval given)
DM/24/1997	11 Harvesters, RH16 4X	09/09/2024	No comment	Permitted
DM/24/2229	72 Sydney Road	30/09/2024	Defer to MSDC tree officer	No Objection
DM/24/1638	Quillet, Franklands Village, RH16 3RJ	21/10/2024	Defer to MSDC tree officer	No Objection

DM/24/2300	15 Lewes Road, RH17 7SP	21/10/2024	Defer to MSDC tree officer	No Objection
DM/24/2352	16 Paddockhall Road, RH16 1HH	21/10/2024	Defer to MSDC tree officer	No Objection
DM/24/2189	145 Priory Way, RH16 3NS	30/09/2024	No comment	Permitted
DM/24/2283	114 Hoblands, RH16 3NB	21/10/2024	Defer to MSDC	Certified as Lawful (Proposed)
DM/24/2145	24 Church Avenue, RH16 1ED	30/09/2024	No comment	Permitted
DM/24/1946	Land adjacent to Bennetts Rise	09/09/2024	Defer to MSDC tree officer	Consents

Planning Applications Received [Week 1](#)

Application Reference	Address/Description	Ward	Comments
DM/24/2063	47 Wivelsfield Road Retrospective Planning Application for the construction of a detached 3no. bedroom dwelling (revisions to previously approved application DM/22/0841 for a 2no. bedroom dwelling in respect of the new house now known as Hilltop House, 47a Wivelsfield Road). Certificate B received 18/10/2024.	Ashenground	This application was discussed at the Planning meeting on 30/9/24. The only change is the receipt of the Certificate B. Suggest, therefore, that previous comments are reiterated.
DM/24/2078	Saxbre 14 Birchen Lane Proposed demolition of existing ground floor bay window, conservatory and garden house. Proposed single storey rear extension to replace conservatory. Erection of a new open porch. Replacement of flat-roof dormer with a pitched-roof dormer to frontage. New render to the front elevation. Relocate the front door and alter front fenestration.	North East	Only previous application seems to be in 1975, for the addition of a conservatory and games room.
DM/24/2366	50 Franklynn Road Proposed first floor rear extension creating an additional bedroom. Hip end pitched cut roof running into existing pitched roof. Replace a double window with french doors to rear ground floor.	Ashenground	Permission for a similar extension was granted on 20/7/21 under DM/21/0952, to which HHTC made 'no comment'. That permission has now expired, hence the submission of a new application. Note larger window to rear-facing elevation and proposed roof and wall cladding materials.
DM/24/2432	Site Of Shangri La Queens Road Proposed erection of 1 no. three bedroom dwelling with car parking (revisions to planning permission DM/24/0813)	North	MSDC approved DM/24/0813 for a 1-bed house on 18/9/24. HHTC made 'no comment' on this earlier application. Applicant has acquired additional land and now seeks approval for a 3-bed dwelling.
DM/24/2495	Colwell Cottage And Colwell Mews 116 And 118 Lewes Road Retrospective application seeking amendments to fenestration arrangement approved under application DM/21/1986.	Franklands	MSDC approved DM/21/1986 on 6/9/21 and HHTC made 'no comment'. Refer to cover letter from Dowsett Mayhew Planning Partnership for the latest amendments.
DM/24/2512	29 Greenhill Way To cut the overhanging coppice of hazels by 1 - 2 meters that is hanging over the fence line into the garden of 29 Greenhill way back to the fence line. As this is encroaching into the garden.	Franklands	Suggest defer to the opinion of the MSDC Tree Officer.

DM/24/2519	Old Granary Bridgers Mill T1 and T2 - Oak trees - Reduce entire crown to shape by 1 - 1.5m. T3- Dead Hawthorn - fell.	North	Suggest defer to the opinion of the MSDC Tree Officer.
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Planning Applications Received [Week 2](#)

Application Reference	Address/Description	Ward	Comments
DM/24/2113	53 Edward Road Proposed part demolition of existing garage structure and erection of single storey side/rear extension.	Ashenground	
DM/24/2130	30 Quarry Hill Variation of Conditions 2 and 3 relating to planning reference DM/22/1562 to allow changes to the external materials and door and window details.	Lucastes and Bolnore	DM/22/1562 previously approved, proposed variation to conditions.
DM/24/2529	Coach House,108 Lewes Road Variation of condition 2 of planning application DM/21/1977 - minor material amendments to the approved scheme, specifically and solely in respect of the addition of a new ground floor window in the rear (northern) elevation of the building and the repositioning of the doors/windows in the front (southern) elevation of the building.	Franklands	DM/21/1977 previously approved, proposed variation to conditions.
DM/24/2547	2 Diamond Cottages, St John's Road Proposed single storey extension at rear and small dormer to rear loft.	Ashenground	Application for a Lawful Development Certificate
DM/24/2553	5 Norris Lane Proposed Garage Conversion to be used as office space	North West	
DM/24/2554	Clair Court, Perrymount Road Reduce x1 chestnut tree by 30% to previous points to maintain size and keep canopy clear from buildings.	Bentswood and Heath West	Suggest defer to MSDC Tree Officer.
DM/24/2573	52 Washington Road Oak in front garden - Fell	Bentswood and Heath East	Suggest defer to MSDC Tree Officer
DM/24/2578	70 Sydney Road Proposed 2 storey side extension.	Bentswood and Heath West	
DM/24/2580	6 Oldfield Drive (T1) Oak - Fell. (T2) Sycamore - Fell. (T3) Oak - Fell	Franklands	Suggest defer to MSDC Tree Officer.
DM/24/2586	26 Charlesworth Park Conversion of existing garage and provision of rear extension.	Franklands	
DM/24/2581	49 Lucastes Avenue Reduce height of 3 apple trees by 50%	Lucastes and Bolnore	Suggest defer to MSDC Tree Officer.

Planning Applications Received **Week 3**

Application Reference	Address/Description	Ward	Comments
DM/24/2562	11 Ash Grove Proposed loft conversion with gable-ends and rear dormer	Ashenground	
DM/24/2569	Little Barn, Hanlye Barn, Hanlye Lane Installation of two doors and four window screens, together with tiled steps at Little Barn.	Lucastes and Bolnore	Refer to Planning Statement via MSDC portal for an explanation of the proposed works.
DM/24/2593	6 Wythwood Proposed two storey and single storey side and rear extension, installation of two stainless steel flues to new log stoves	Franklands	Permission for the same extension was granted on 9/6/21 under DM/21/0986, to which HHTC made 'no comment'. That permission has now expired, hence the submission of a new application.
DM/24/2651	17B Blunts Wood Ash x2 – Fell, due to ash die back. Hornbeam (mature) – Reduce back secondary growth over garden by up to 3m and remove minor lowest stem. Hornbeam (young) – reduce back by up to 3m.	Lucastes and Bolnore	Suggest defer to MSDC Tree Officer
DM/24/2640	40 Wickham Way Proposed new single storey rear extension, following part demolition of existing. Front and rear dormers and loft conversion. Internal alterations including part conversion of garage and amendments to fenestration.	North East	
DM/24/2597	Brabourne, College Road Proposed loft conversion comprising a hip to gable roof extension and rear dormer extension.	North East	Application for Lawful Development Certificate

