

CUCKFIELD PARISH COUNCIL
The Queen's Hall, High Street, Cuckfield, West Sussex, RH17 5EL



Planning Committee

Minutes of a Meeting held at 7.30pm on 27th September 2018

Present: Ms F Laing, Mr A Burton, Mrs A King, Mr P Mantripp, Mr S Oversby-Powell

In Attendance: Ms S Heynes (Clerk), Mrs M Dormer

PL084 Apologies for absence

Received from Mr W Faas, Mr C Mercer and Mr M Sambrook.

PL085 Declarations of interest

None

PL086 Public Question Time

Three members of the public were present and spoke about their objections to planning item DM/18/2912 Land adjacent to Newbury, Courtmead Road.

Cllr A Burton arrived at 7.35pm.

Cllr S Oversby-Powell arrived at 7.38pm.

PL087 To approve the minutes of the meeting held on 6th September 2018

The minutes of the meeting of the 6th September 2018 were taken as read, confirmed as a true record and signed by Cllr Burton.

PL088 To note any matters arising from the minutes not included elsewhere on the agenda

None.

PL089 To note the Planning Action List

Members considered the Action List noting the items that had been completed and the current position with those items outstanding. The Clerk was requested to remind Councillors about outstanding actions.

PL090 To consider the following Planning Applications:

i. DM/18/2912: Land Parcel Adjacent Newbury, Courtmead Road

Objection.

Earlier comments submitted by Cuckfield Parish Council remain relevant. This application conflicted with Neighbourhood Plan (NP) Policies: CNP 1 a) i and ii, b), c), d), e), f) and g) with the out of proportion design and scale being proposed in close proximity to the Grade 1 Listed Holy Trinity Church and neighbouring property. CNP 5 a), b), c), d), outside Built Up Area Boundary, would reduce the viewing point out of the village (Strategic View 10 as noted on Map 5 in the NP), further resulting in a negative impact on landscape. CNP 7

a), b), c), d), e) and f) also apply.

Since the previous planning applications were submitted the District Plan had been made which meant the full weight of Cuckfield Neighbourhood Plan should apply. The recent rejection of a planning application for a new dwelling in a garden along Courtmead Road should also be considered, as this was of a much smaller and more sympathetic design to blend into the conservation area, as well as being further away from the Grade 1 Listed Church so would not have had a detrimental effect on the medieval views.

The Clerk was instructed to submit a FOI request to MSDC for details of the costs incurred over the years to pursue the development of these plans, including travel costs, incidental costs, legal costs, planning costs and Officer costs.

The members of the public left the meeting at 7.50pm.

ii. **DM/18/3650: Land off Buttinghill Drive at Bylanes Close**

Object. A full report was appended to these minutes.

Cllr Burton provided an overview of the recent submission by Taylor Wimpey, regarding alterations to the SuDS facility and public open space. Cllr Burton indicated that the inclusion of a new embankment to raise the northern pond bank would provide additional capacity, and this would help mitigate the loss of storage due to the failure of the southern slopes. Additional landscape proposals were also included for footways. However, concerns remained regarding the information supplied, or missing, from the documents (including the warranty by TW to continue surveying the slopes for movement and mitigate if this occurred within the next 10 years). On this basis Cuckfield Parish Council resolved to object to the application until this was received.

PL091 To receive any updates on taking over of the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

Cllr Burton provided an overview of how the capacity calculations had been arrived at in the recent report received from Taylor Wimpey. Cllr Burton was now comfortable that the TW proposals would mitigate the risk of flooding, however he recommended we retain the option of a 10 year warranty against flooding, to be provided by TW.

Cllr Dormer arrived 7.55pm.

PL092 To receive any update regarding the Court Meadow School site and Asset of Community Value nomination.

A letter had been received from Cllr Garry Wall of MSDC acknowledging our application and request for support, however it stated that it would not be possible to provide support for our application.

PL093 To note the email received regarding development in Lindfield Rural/Scaynes Hill, and consider any response as appropriate.

This was a duplicate item from the last Planning meeting, however Cllr Mantripp was reminded of his action to draft a letter to Lindfield Rural/Scaynes Hill Parish Council.

PL094 To receive an update regarding the decision making process used by MSDC for tree applications.

The Clerk provided an overview of how MSDC made decisions and recommendations for tree planning applications. It was explained that Officers visit every tree and liaise with the owners to provide advice to try and save all trees wherever possible.

PL095 To note any planning and/or appeal decisions received from Mid Sussex District Council:

DM/18/3165: Newstead, Courtmead Road

Demolition of existing raised terrace and construction of new raised terrace including retaining walls and balustrade to the rear of the property

CPC: No objection

MSDC: Permission

DM/18/2885: Holy Trinity Church, Church Street

Refurbishment of the steps leading to vestry, including the addition of a handrail and discrete step level lighting.

CPC: No objection

MSDC: Permission

DM/18/3224: 32 Mytten Close

T1 Oak reduce canopy by about 1.5 metres and thin canopy by approximately 20%.

CPC: No objection

MSDC: Permission

DM/18/3469: 9 Wheatsheaf Lane, Cuckfield

Single storey side and rear extension, garage conversion and front porch

CPC: No objection

MSDC: Permission

DM/18/3444: Patches, Tyler's Green, Cuckfield

Replacement timber frame summer house

CPC: No objection

MSDC: Permission

DM/18/2115: Woodpeckers, Courtmead Road

Two storey side extension with dormer window to front and rear, extension of roof over garage to form extra bedrooms with dormer window to front and rear and enlarged ground floor entrance

CPC: No objection

MSDC: Permission

PL096 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

None.

PL097 To note items arising after the preparation of this agenda which the Chairman agrees to take as urgent. Such matters will be for noting only or deferral to a future meeting only

- i. Cllr M Dormer advised that she had attended that evening's Planning meeting at MSDC and that the outcome of DM/18/3008 Pelham House was to approve the application.

The meeting closed at 8.30pm.

Signed _____

DM/18/3650: Land off Buttinghill Drive at Bylanes Close – Detailed Objection

Drainage and SuDS

The Drainage Strategy and SuDS Statement describe changes to the Buttinghill Drive development drainage arrangement. Additional Microdrainage calculations have been included, which broadly align with those included in the original application. Through these, attenuating storage volumes required in the downstream facility, controlled by the Hydrobrake throttle, are highlighted. 'Green field equivalent' discharge flow rates have previously been agreed as part of the original application. A peak attenuated water level of 108.561mAOD is outlined in the 240 minute Winter Q100+30% climate change rainfall event. Adding a 300mm freeboard as stipulated in CIRIA753 SuDS manual, leads to a pond bank top level required of 108.861mAOD CPC observations on the submission:

- Previous discussions with Taylor Wimpey have requested that the drainage strategy includes a volumetric assessment of storage required against what is available currently, and what will be available subsequent to any proposed works, within the open text of the report (ie an interpretation of the calculations). This has not been included; instead a simple water and bank top level are given without explanation, aside from a reference to the appendices. Given the protracted duration and public interest since construction, it is requested again for this to be added, such that residents can have confidence that this has now been satisfactorily concluded.
- CPC has undertaken an assessment of the new calculations and by reviewing against its independent drone survey, has derived that volumes available at the topographical levels highlighted in the report are lower than outlined by approximately 60m³.
- CPC notes that a new bund running along the length of the northern bank of the pond is proposed on the landscape drawing included in the report, which will raise ground levels by up to 450mm. This higher level includes the additional freeboard now proposed.
- The bund will provide significant additional storage of almost 200m³. Ground levels are such that higher attenuated water levels in the pond should not have significant impacts to the upstream system.
- Whilst the proposed design does not necessarily meet CIRIA guidance (ie freeboard levels should be included for uncertainties in addition to design event retention), CPC recognises that there is now sufficient overall storage included in the facility, without needing to significantly re-grade the southern pond slopes where they have failed to regain the design storage volume.
- It would be expected that the raised embankment, as a water retaining structure higher than a typical 200mm topsoil depth, would include an impermeable core and side slopes no greater than 1 in 3.
- The new embankment on the northern bank should be designed with an allowance for (inevitable) public access to cause erosion over time, and hence lower retention levels – as is apparently currently.
- It is requested that an embankment design cross section be included on the drawings.

Landscape

- The landscape drawing does not include details of the 'normalisation' of the southern banks, to smooth out abrupt level changes (which will allow vegetation to take hold throughout)
- There are no details of the proposed new embankment indicated on the separately submitted landscape drawing

- 'Newly created meadow' areas indicated on the landscape drawing have become overgrown, as they have not been maintained in the last three years. Details of proposals to return these to the design condition are requested
- There are no details included on the drawings of the footway improvements discussed for the western entrance to the POS. It is recalled that a 'hoggin' surface (similar to the southern entrance) and mesh covered boards to reach the gate were to be included. This entrance does not need to be Equalities Act compliant in view of the other access availability.
- There are no details of the treatment of the 'mid-pond' area, as discussed, where the overgrowth of reeds is preventing free flow throughout the pond and therefore requires attention.

Monitoring and Survey

- Taylor Wimpey agreed to undertake a regular survey and monitoring regime of the southern bank over several years, to assure that any further slippage is evaluated, and steps are taken to ensure long term structural stability. Further details of this proposal are requested.