



The Queen's Hall
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Cuckfield
West Sussex
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Planning Committee

Minutes of the Meeting held at 7.30pm on Thursday 16th December 2021

Present: Mr A Burton (Chairman), Mr P Ceccherini, Mrs A King and Mr A Podmore.

In Attendance: Mr J Dickie, Mrs S Heynes (Clerk) and Mr A Symonds

Public Question Time: Several members of public joined the meeting to discuss planning application DM/21/4090: Hatchgate Cottage, Hatchgate Lane. Photographs were shared to show how heavily used the road was by pedestrians, and how the narrow, privately owned lane was not suitable as an access road for 8 additional properties. The developers were proposing to widen the entrance however there was no way to do this without purchasing additional land. The existing drainage and sewage system was at maximum capacity meaning an additional 8 properties would not be supportable. It was also observed that the MSDC planning portal had been unstable making it difficult to make representations.

PL093 To receive apologies for absence

Cllrs Oversby-Powell, Sheldon and White offered their apologies which were accepted. Cllr Burton was nominated as Chairman of the meeting in the absence of both the Chairman and Vice Chairman.

PL094 To receive declarations of interest from Members in respect of any matter on the agenda. (The disclosure must include the nature of the interest. If you become aware, during the meeting, of an interest that has not been disclosed under this item you must immediately disclose it)

None.

PL095 To approve the minutes of the committee meeting held on 25th November 2021

The minutes of the meeting held on 25th November 2021 were noted and approved.

PL096 To note the Planning Action List

Noted.

PL097 To consider the following Planning Applications:

a) DM/21/3938: Dumbrells, Church Platt

Variation of condition no 2 relating to planning application DM/18/3863 - to replace the existing/approved drawings by GWP for LMA drawings 2819. PL02, SP01, SP02.

Comment: The committee felt there should be a record made of the property due to its historical value within the village, even though it was not a listed building, and a condition should be added to the decision notice should it be approved for the owner to consult with Cuckfield Museum to ensure all items of historical interest were recorded. The committee were also disappointed to note how the property had

Cuckfield Parish Council confirmed their eligibility to hold the General Power of Competence on 4th May 2021, all decisions made during this meeting are done so using this power.

been left to deteriorate to the degree that a rebuild was now required. Otherwise, there was no objection to this application.

b) DM/21/3940: Dumbrells, Church Platt

Demolition of existing dwelling and various outbuildings/existing garage and provision of new replacement 3no bedroom dwelling and detached double garage and shed.

Comment: The same comment as above would be submitted.

c) DM/21/4090: Hatchgate Cottage, Hatchgate Lane

Demolition of existing dwelling and erection of 8 houses with access from Hatchgate Lane and associated parking and landscaping.

Comment: Object. Firstly, the committee had been made aware that there was an ongoing boundary dispute relating to this property meaning a planning decision should not be made. The number of objections on the previous application should be considered and carried forward to this application, especially as there had been technical issues with accessing the MSDC planning portal during recent weeks.

The committee did not feel the revised plans had addressed any of the concerns previously raised. The design was not sympathetic to the local area and did not create a safe environment for pedestrians using the bridleway. CNP1a ii) the scale, design and materials of the public realm (highways, footways, open space and landscape) were not being addressed by this application as access to the proposed site was considered to be inadequate for the number of houses proposed. CNP1e and f, were also not being met due to the narrow, privately owned access road.

CNP3 Preventing Coalition between Cuckfield and Haywards Heath; this application would reduce the gap considerably between Cuckfield and Haywards Heath by increasing density at the shortest point between the urban areas, and so should be rejected on that basis. The built up area boundary was designed with this in mind. This development would negatively impact the strategic views and landscape setting of Cuckfield as these houses would be seen from the woods.

CNP4 Protect and Enhance Biodiversity should be considered in full when reviewing this application as all items listed are relevant to this application.

CNP5 Protect and Enhance the Countryside b) it would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment as having major or substantial landscape value of sensitivity was particularly relevant to this application. As a ridgetop settlement, any development here would be visible across Scrase Stream and through the Millennium Wood.

Policy CNP 16 – Transport Impact of Development was not met by this proposal, which stated that it should only be permitted where the following criteria is met:

a) Safely located vehicular and pedestrian access with adequate visibility exists or could be created; and b) Development proposals would ensure sustainable transport links to the principal village facilities including the village centre, the primary and secondary schools and recreation open space are provided; and c) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements; and d) Where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards local transport schemes e)

Development proposals for new developments should include secure cycle storage and ideally storage for children's buggies and mobility scooters where appropriate f) Development proposals would maintain or enhance the existing routes of the twittens (public rights of way).

On viewing the application, the committee could not see that any of this criteria would be met as safely located vehicle access could not be created for this development site, and there were no proposals to mitigate the impact of the additional traffic on the village.

DP6 – Settlement Hierarchy

Strategic objective 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retaining their separate identity and character and preventing coalescence. This policy also referred to DP12 (below) where development proposed for outside defined built-up area boundaries was against the District's primary objective to minimise the amount of land taken for development and to prevent unnecessary development.

DP12 – Protection and Enhancement of the Countryside

Strategic objective 3) to protect valued landscapes for their visual, historical and biodiversity qualities; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. This development would see the loss of a natural biodiverse site, as well creating a significantly negative impact on the opportunity to walk and cycle safely within this area.

DP13 – Preventing Coalescence

This policy also quoted Strategic objective 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence. This policy should be taken alongside DP12 when considering this application.

DP21 – Transport

6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Proceeding with this development would have severe implications on the safety of pedestrians who regularly used this area as a footpath to and from the village centre and Warden Park school.

DP26 – Character and Design

When reviewing this policy the following requirements were flagged, requiring that all development be well designed and reflect the distinctive character of the village whilst being sensitive to the countryside:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;

- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages (coalescence)
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;

Should this development proceed as proposed, the above points would not be achieved. Based on reviewing both CNP and the MSDC District Plan, this committee did not see how this development could be considered for approval.

d) DM/21/4047: Roundway, Tylers Green

Erection of an oak framed double bay detached garage.

Comment: No objection

e) DM/21/4132: 18 Barrowfield

Demolish existing garage and dilapidated flat roofed link to house. Erect two-storey side extension with single storey utility/home workshop in its place and associated internal alterations.

Comment: No objection

f) DM/21/4144: Footpath on Boundary Between Cuckfield Recreation Ground and Ockenden House, Ockenden Lane

Fell eight mature ash trees on footpath along boundary between Ockenden House and Cuckfield recreation ground.

Comment: Object. The committee observed that these trees appeared to be within the Worsley Memorial ground boundary and would like clarification that the Knepp Estate owned the trees. There was no independent arboricultural report to provide an assessment to justify removal of the trees, and if this was approved removal of these trees would change the landscape considerably. As there was no evidence of ash die back the committee objected to this application.

g) WSCC/045/21: Orchard House, Hanlye Lane

Demolition of existing timber cabins and installation of a single storey extension to the west and a part single storey/ part two-storey extension to south of the building including associated works.

Comment: No objection

h) DM/21/3161 Alma Cottage, Brainsmead

(Amended description and plans 09.12.2021) Two storey and single storey rear and side extension and single storey side extension.

Comment: No objection

PL098 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No update, Cllr Burton would review the site prior to the next planning meeting.

PL099 To consider the application for S106 funds in relation to the proposed development at Court Meadow School and agree to progress with a Community Highway Scheme application

The committee resolved to proceed with the Community Highway Scheme application to convert one (or both depending on costs) of the zebra crossings to a pelican crossing on Ardingly Road. The Clerk was instructed to follow up with MSDC regarding the potential S106 funds to be awarded for the development and find out why the amount being offered was lower than past awards.

PL100 To consider providing additional feedback to MSDC's DPD – Main Modifications Consultation and to approve instructing Tony Fullwood for 5 hours' work to undertake the feedback.

Committee resolved to instruct Tony Fullwood for up to 5 hours work to write a report relating to the amendments to the DPD.

PL101 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/21/3712: Copyhold Lodge Barn, Copyhold Lane

Discharge of Planning Conditions 3 and 4 relating to planning application DM/17/3104.

CPC: No comment

MSDC: Permission granted

b) DM/21/3467: Holly Bank, Broad Street

Demolish single storey side extension, new side/rear single storey extension to enlarge kitchen/dining room, remove existing rear/side dormer and modify rear roof to add additional bedroom and en-suite, internal alterations to first floor layout and loft space, remove existing detached garage and relocate with new detached garage and studio.

CPC: No objection

MSDC: Permission granted

c) DM/21/3879: Orchard House, Broad Street

Erection of a single storey dwelling extending beyond the rear wall of the original house by 7.00m, to a maximum height of 3.10m, and the height of the eaves to 3.10m.

CPC: No comment

MSDC: Permission refused

d) DM/21/3683: Thorpedale, Broad Street

Lawful Development Certificate application to demonstrate that the development has been lawfully implemented in accordance with condition 1 of planning application DM/17/2658.

CPC: No comment

MSDC: Permission granted

e) DM/21/3526: Land On The Green At Waterhouse Square

Oak tree overall crown reduction by 3-4 metres.

CPC: No objection

MSDC: Permission granted

f) DM/20/4670: Hatchgate Cottage Hatchgate Lane

Demolition of Hatchgate Cottage for the erection of five dwellings, access, landscaping and associated infrastructure.

CPC: Objection

MSDC: Application withdrawn

g) DM/21/3686: Cuckfield Cricket Club, South Street

1x Ash tree: reduction in height of approx. 7m and reduction in spread of approx. 4m, finished dimensions of approx. 20m in height and approx. 13m in spread.

CPC: No objection

MSDC: Permission granted

h) DM/21/3728: 22A and 24 South Street

Single storey front extension, two storey rear extension and new roof light window to number 22A (all as previous application). Revisions to fenestration to number 24. Revised rear garden areas associated with each dwelling (22A and 24).

CPC: No objection

MSDC: Permission granted

i) DM/21/3555: Communal amenity area surrounding Hatchlands

T1 Oak fell to ground level, T2 Portuguese Laurel remove hanging limb, G3 Lime Yew and beech crown lift to 5 meters over highway and 3 meters over footpath cut ivy and remove deadwood, G4 Holm oaks cut back from buildings to give 3 meters clearance, G5 Purple Japanese maples and silver birch crown lift to 4 meters, T6 Flowering cherry fell to ground level.

CPC: No objection

MSDC: Permission granted

j) DM/21/3682: Lychgate, Holy Trinity Church

Repairs are required to the Horsham Stone roof of the lychgate.

CPC: No comment

MSDC: Application withdrawn

PL102 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None.

PL103 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

None.

Meeting Closed at 8.40pm

Signed _____

Next Planning Meeting:

6th January 2022