



Queen's Hall, High Street, Cuckfield, RH17 5EL

Planning Committee
Minutes of a meeting held at 7.30pm on 13th August 2020

Present: Mr M Sheldon (Chair), Mrs J Butler, Mrs A King and Mr A Podmore

In Attendance: Ms C Hansen (Assistant Clerk), Mr John Dickie, Mrs F Laing and Mr A Symonds

Public Question Time: A member of the public was present for Item PL038.a

PL034 To receive apologies for absence
Mr S Oversby-Powell and Mr A Burton.

PL035 Declarations of Interest
None.

PL036 To approve the minutes of the meeting held on 23 July 2020
Approved.

PL037 To note the Planning Action List
Noted.

PL038 To consider the following Planning Applications:

The Chair agreed to bring forward agenda Item PL038.b

Mr A Burton joined the meeting.

a) DM/20/1289: Land At Sparks Farm Former Playing Field (ASPC)

Proposed change of use of land for up to 35 pitch campsite together with erection of single storey toilet/shower block with associated car parking and landscaping (Amended description and plans received on 15 July 2020).

Objection: The Parish Council concluded they would not be averse to a campsite but not in a highly visible location. The use of public transport would not have an impact on getting to the area. However, traffic would increase and there would be the loss of the playing fields, hedgerow and many vehicles spoiling the landscape. DP16 High Weald Area of Outstanding Natural Beauty refers.

Mr A Burton left the meeting.

b) DM/20/1757: 2 Brick Lane

Two Storey side extension, tree report submitted.
No objection.

c) DM/20/2757: Maltmans South, High Street

Trees Conservation Area: T1 Japanese cedar - Fell. T2 and T3 Apple trees - Fell.
No objection.

d) DM/20/2691: Riseholme, Tylers Green

Single storey rear extension, new build workshop outbuilding, amended entrance gates.

No objection.

e) DM/20/2831: Crossways, Whitemans Green

Trees in a Conservation Area - Sycamore tree - Removal of tree, Dead hazel trees – Removal of stumps, 2 x Yews - Reduce crowns by 2m, Leylandii – Fell.
No objection.

f) DM/20/2717: Linhay Farm, Horsgate Lane

New garage and workshop.

No objection.

PL039 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

The Parish Clerk was still waiting to hear from MSDC regarding a site meeting with Taylor Wimpey.

PL040 To note any planning and/or appeal decisions received from Mid Sussex District Council.

a) DM/20/2055: Cedar Lea, 20 Mytten Close

Variation of condition no's 3 of application DM/19/0819, to replace approved plans allowing for change of roof from pitched to flat

CPC: No objection

MSDC: Permission

b) DM/20/1818: Holy Trinity Church, Church Street

Refurbishment of churchyard paths in brick

CPC: No comment

MSDC: Permission

c) AP/20/0035: Land Between Copyhold Rise & Fair Close Copyhold Lane

Erection of 1 no. detached 8-bedroom dwelling with garage and other ancillary buildings and swimming pool. Vehicular access taken from Copyhold Lane.

This Appeal related to the following previous planning application:

DM/19/4559: Land Between Copyhold Rise & Fair Close Copyhold Lane

CPC: No objection

MSDC: Refusal - the application site lies within the countryside outside any defined built up area of Cuckfield. The proposal would result in an intensification in development out of keeping with the semi-rural character of the area. Such a development fails to preserve and enhance the character of the countryside. There are not considered to be any other material considerations that would warrant determining the planning application otherwise than in accordance with the development plan. The development thereby conflicts with policies DP12, DP15 and DP26 of the District Plan, Policy CNP5 of the Neighbourhood Plan and the provisions of the NPPF.

PL041 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

The Assistant Clerk was requested to note AP/20/0035 on the CPC monitoring data.

PL042 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.

The Assistant Clerk was requested to add Cuckfield Golf Centre planning application DM/20/1430 to the agenda for the Planning Committee meeting on 3 September 2020.

The meeting closed at 8.15pm

Signed: _____