



The Queen's Hall
High Street
Cuckfield
West Sussex
RH17 5EL

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Planning Committee

Minutes of a meeting held at 7.30pm on 3rd September 2020

Present: Mr S Oversby-Powell (Chairman), Mr A Burton, Mrs A King and Mr A Podmore

In Attendance: Mrs S Heynes (Clerk), Mr John Dickie, Mrs Christine Jermyn and Mr A Symonds

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

PL034 To receive apologies for absence

Mrs J Butler and Mr M Sheldon

PL035 Declarations of Interest

None.

PL036 To approve the minutes of the meeting held on 13th August 2020

Approved.

PL037 To note the Planning Action List

Noted. The Clerk would follow up with MSDC regarding the Denning Place enforcement notice, and also the Ardingly Road hedge re-planting as the hedge was now dead.

PL038 To consider the following Planning Applications:

a) DM/20/2727: Birch Tree House, 1 Bevan Bank

To replace existing 2100mm closed board fence with a slatted panel fence 1900mm
No objection.

b) DM/20/2661: Rookwood, Tylers Green

Demolition of existing building (comprising 2 x existing dwellings) and garage, and replace with 2 x detached (1 x 5 bedroom, 1 x 4 bedroom) dwellings with garaging
Recommend Objection on the basis that this was contradictory to CNP 1 a) i) this did not meet the height, scale and spacing required for this application and would create small gardens for such major new properties; and CNP 3 b) would increase the density of development within the curtilage of the existing property.

c) DM/20/1430: Cuckfield Golf Centre

Revised description and plans – reconstruct the practice putting green, enlarge tees at 5th, 7th, 11th, 15th and 16th holes, relocate tee at 10th hole, install new bunker at 7th hole, to move and reconstruct the 2nd/11th hole, improve greens at 4th/13th, 6th/15th and 8th/17th holes together with the installation of new pathway network serving all holes.

Recommend Objection:

The proposed second fairway bisects the major Public Right of Way crossing the golf course. This would create a major hazard for walkers. We understand that the owner has already taken steps to divert the footpath, and we are in contact with West Sussex Highways to alert them to this seemingly unlawful activity.

The proposed network of tracks, whilst reduced in width from previous applications, is still

extensive and unwarranted for a golf course. Approximately 500m³ of crushed aggregate will need to be imported for this.

We would draw your attention to the Landscape Character Assessment produced for the Cuckfield Neighbourhood Plan by Hankinson Duckett Associates (Appendix 6). Character Area 1, which covers the golf course, indicates that the extensive views contribute to a major sensitivity, with negligible/low capacity to change. The network of tracks would create a major change in the landscape.

The installed hardstanding adjacent to the pond still needs to be removed.

We note that the proposal is to effectively retain the existing access track to the pond, and only to disguise part of its width by covering over with topsoil. This is not acceptable as the track would clearly still be usable for vehicles (as soon as the rain has washed away the topsoil!). The existing aggregate must be removed to any narrower footprint.

- d) **AP/20/0035: Land between Copyhold Rise and Fair Close, Copyhold Lane**
Erection of 1no. 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 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.

No objection.

The Clerk was instructed to write to the Inspector to state that whilst the Parish Council did not object to the original application, they did agree with MSDC's interpretation of the policy in their refusal of this application.

- e) **DM/20/2936: Riseholme, Tylers Green**
New build detached 5-bedroom dwelling with separate triple garage building. Revised design to Plot 1 from current scheme DM/19/4961.
No objection.
- f) **DM/20/3007: 22 Brainsmead Close**
Proposed single storey rear infill extension. Reconstruction of existing side/rear projection including raising of roof.
No objection.

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

The Parish Clerk had written to MSDC with further questions regarding the maintenance required by Taylor Wimpey, as no meeting was possible at this time due to COVID-19.

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

- a) **DM/20/2260: Bedlam Cottage, Broad Street**
Erection of 8' x 6' cedar greenhouse in rear garden
CPC: No objection
MSDC: Permission

- b) **DM/20/2417: Mytten Cedars, Broad Street**
 Certificate Of Lawful Use Or Development (Proposed)
 The proposed work includes 2 new velux roof lights to the front roof pitch.
 CPC: No objection
 MSDC: Lawful
- c) **DM/20/2314: 2 Ruthven Close**
 Two storey rear extension and two storey front elevation
 CPC: No objection
 MSDC: Permission
- d) **DM/20/2136: 24 Brainsmead Close**
 First floor side extension above existing ground floor
 CPC: No objection
 MSDC: Permission
- e) **DM/20/2202: Little Stroods, Whitemans Green**
 Maple Tree (T1) Remove
 CPC: No objection
 MSDC: No objection
- f) **DM/20/1757: 2 Brick Lane**
 Two Storey Side Extension
 CPC: No objection
 MSDC: Permission
- g) **DM/20/2299: Well Cottage, Ockenden Lane**
 T1 Beech - Reduce Crown By Up To 2.5m And Thin By 15%
 CPC: No objection
 MSDC: Permission
- PL041** To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.
 None.
- 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.**
 None.

The meeting closed at 8.30pm

Signed: _____