



The Queen's Hall
High Street
Cuckfield
West Sussex
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Planning Committee

Minutes of the Meeting held at 7.30pm on Thursday 18th February 2021

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

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

Public Question Time: Four members of the public joined the meeting to voice their objections to planning application DM/20/4670 Hatchgate Cottage, Hatchgate Lane.

PL109 To receive apologies for absence

None.

PL110 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)

Cllr Oversby-Powell declared an interest in item DM/21/0309 Maltmans South, High Street, due to living next door.

PL111 To approve the minutes of the meeting held on 28th January 2021

The minutes of the meeting held on 28th January 2021 were approved and signed.

PL112 To note the Planning Action List

Noted.

PL113 To consider the following Planning Applications:

Due to the public interest, the Chairman moved planning item DM/20/4670 Hatchgate Cottage, Hatchgate Lane to be discussed first.

7.48pm John Dickie joined the meeting.

a) DM/21/0248: Tudor Rose 25A, South Street – Listed Building Consent

Single storey rear extension to provide garden room and utility room, install secondary glazing to front elevation windows.

Comment: No objection.

b) DM/20/4670: Hatchgate Cottage, Hatchgate Lane

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

Comment: Object. This site was considered as part of Cuckfield Neighbourhood Plan (CNP) several years ago, and policies were written to try and prevent this kind of dense development and encroaching coalescence with Haywards Heath from occurring. The District Plan and CNP policies should now carry full weight according to the NPPF.

Cuckfield Parish Council adopted the General Power of Competence on 14th May 2020, all decisions made during this meeting are done so using this power.

Whilst the Committee considered that the design was sympathetic to the Sussex vernacular, it did not meet the requirements of CNP1. Building 5 large 2.5 storey properties was considered to be an overdevelopment of this site, especially when compared to houses in the immediate vicinity.

The following policies should be reviewed when considering this application:

CNP1 – Design of New Development and Conservation

a) is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield, by way of;

i) height, scale, spacing, layout, orientation, design and materials of buildings,

ii) the scale, design and materials of the public realm (highways, footways, open space and landscape).

g) makes best use of the site to accommodate development – putting 5 large houses on this site would constitute an overdevelopment of this area.

CNP3 – Preventing Coalescence between Cuckfield and Haywards Heath

Development will not be permitted outside the Built Up Area Boundary if it would result in increasing coalescence between Cuckfield and Haywards Heath, which this proposal would clearly do.

CNP4 – Protect and Enhance Biodiversity

All of the items under this policy would apply should this site be developed.

CNP5 – Protect and Enhance the Countryside

It was felt that 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.

CNP16 – Transport Impact of Development

People used the access track as a footpath due to the actual footpath being narrow, mostly overgrown, difficult to use and muddy. A potential additional 10 cars coming out of the access point would have a huge impact of the current usage of this lane.

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.

8pm – All members of the public left the meeting.

c) **DM/20/0127: Copyhold Barn, Copyhold Lane**

Proposed detached double garage/workshop/garden store to the rear

Comment: Object. CNP1 a) Design of New Development and Conservation must be designed to a high quality which responds to the heritage and distinction character and reflects the local context of Cuckfield by way of i) height, scale, spacing, layout, orientation, design and materials of the building and ii) the scale, design and materials of the public realm; also b) is sympathetic to the setting of a heritage asset. The Parish Council considered the height of the proposed garage was overbearing in proportion to neighbouring properties, particularly as this was a listed building.

d) **DM/21/0272: 15 Horsefield Green**

Single store utility room extension

Comment: No objection.

e) DM/21/0309: Maltmans South, High Street – Listed Building Consent

Removal of wooden conservatory and provision of a single storey garden room to the rear elevation

Comment: No objection.

f) DM/21/0362: Fern House, High Street – Lawful Development Certificate – Proposed

Single storey side extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken in to account.

Comment: No comment.

g) DM/21/0463 19 Horsefield Green

Proposed outbuilding

Comment: No objection

PL114 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No further update was available.

PL115 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/20/3972: Beauty Within Clinic, Knights, High Street

Change of use from use class a1 (shop) to c3 (residential) to form a single residential dwelling, with proposed alterations to interior. amended plans received 30.11.2020.

CPC: Objection - CNP11.c refers. The Parish Council did not believe the applicant had fully demonstrated a business was no longer viable.

MSDC: Permission

b) DM/20/3973: Beauty Within Clinic, Knights, High Street – Listed Building Consent

Change of use from use class a1 (shop) to c3 (residential) to form a single residential dwelling, with proposed alterations to interior. amended plans received 30.11.2020.

CPC: Objection - CNP11.c refers. The Parish Council did not believe the applicant had fully demonstrated a business was no longer viable.

MSDC: Permission

c) DM/20/3837: Birch House, Courtmead Road

Conversion of existing store to form games room and first floor study including insertion of new velux roof lights. Single storey infill of current open space between store / study / utility internal alterations.

CPC: No objection

MSDC: Permission

d) DM/20/4597: Monkton Cottage, Ardingly Road

Demolition of existing dwelling and replacement with a new 4 bed dwelling and garage.

This application constitutes minor revisions only from previously approved application ref. DM/20/1168 to fenestration, roofing material and line of snug wall.

CPC: No comment

MSDC: Permission

e) DM/20/3942: 5 Waterhouse Square, Ashburnham Drive

Loft conversion with rear dormer.

CPC: No objection

MSDC: Permission

f) **DM/21/0034: Ruthven Lodge, London Road**

Retrospective application - conversion of existing garage into garden room/ home office.

CPC: No objection

MSDC: Permission

PL116 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

The Assistant Clerk was instructed to note application DM/20/3972 and 3973.

PL117 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

It was noted that many residents had submitted complaints to MSDC regarding the hoardings still up around the Play Meadow on Courtmead Road.

Meeting Closed at 8.35pm

Signed _____

Next Planning Meeting:

11th March 2021