



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

Minutes of the Meeting held at 7.30pm on Thursday 24th June 2021

Present: Mr S Oversby-Powell (Chairman), Mr A Burton, Mr P Ceccherini, Mrs A King and Mr M Sheldon

In Attendance: Mrs S Heynes (Clerk), Mrs F Laing

Public Question Time: Three members of the public were present at the meeting; one spoke regarding planning application DM/21/1878.

Due to the withdrawal of COVID regulations which allowed local authorities to hold meetings remotely until 6th May 2021, all recommendations made by committee during this meeting would be implemented by the Clerk under the scheme of delegation and ratified at the Full Council meeting scheduled for 29th July 2021.

PL019 To receive apologies for absence

Cllrs Podmore and White offered their apologies, which were accepted.

PL020 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

PL021 To approve the minutes of the meeting held on 3rd June 2021

The minutes of the meeting held on 3rd June 2021 were noted and would be approved and signed at the next formal Planning meeting.

PL022 To note the Planning Action List

Noted.

PL023 To consider the following Planning Applications:

a) DM/21/1878: Land at Sparks Farm former Playing Field

Install stoned up vehicle access from Cleavers Lane, with on-site parking for 50 vehicles, to access and provide 3 football pitches of differing sizes to cater for Haywards Heath Town FC youth section. (Corrected application form and supporting information received 11 June)

Comment: The committee objected to this application for the same reasons they objected to the previous application to allow a campsite; that the visibility of the site and potentially cars from the ridge across the AONB was not acceptable, and the extreme danger of traffic joining and leaving the site from a 60mph road. The following was taken from the MSDC objection to DM/20/1289:

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.

Policies DP12, DP16, DP26 and DP29 of the Mid Sussex District Plan were all still valid objections for this new application, as were Policy AS3 of the Ansty, Staplefield and Brook Street Neighbourhood Plan, objective FH2 of the High Weald AONB Management Plan 2019-2024 and Design Principles DG3 and DG7 of the Mid Sussex Design Guide SPD. Also, NPPF Paragraphs 8, 11, 124, 127, 130 and 172 still apply.

By far the majority of representations in support of this application are from parties interested in the football club itself rather than being actual members of the local community (Cuckfield/Staplefield), and so their true understanding of the area and the genuine concerns of those who were familiar with the area needed to be put into perspective. Cuckfield had Cuckfield Cosmos who used the Whitemans Green pitches a short way from this proposed site, Haywards Heath Football Club should prioritise finding a location within their town. With all the development occurring in the town of Haywards Heath, it should be easy to identify and accommodate a new site for the club as part of the MSDC DPD Site Allocations process currently underway.

There was no public transport to the proposed site, the volume of traffic would be problematic and cause congestion at peak times as well as an increased risk of accidents, and at peak use the allocation of 50 parking spaces would not be at all sufficient, meaning there would be even more spill over parking onto the verges than was already experienced a short way up the road at Whitemans Green.

b) DM/21/2001: 17 Wheatsheaf Lane

Two storey rear/side extension to provide additional bedrooms and conversion of garage to study/bedroom

Comment: No objection

c) DM/21/1781: 1 Braynesmead Cottages, Whitemans Green

To add a staircase to the rear of the existing garage and build a timber clad shed behind the garage

Comment: The Clerk was instructed to make an objection to the installation of an external rear spiral staircase due to this causing significant harm to neighbouring amenity by impacting their privacy (District Plan Policy 26 Character & Design) and CNP10 f) the building extension would not impact the privacy, daylight, sunlight and outlook of adjoining residents. The committee had no comment to make regarding the proposed shed installation.

d) DM/21/1946: Southease, Copyhold Lane

Conversion of existing roof void above garage to create additional residential accommodation

Comment: No objection

e) DM/21/2053: 3 Inholmes Cottages, Whitemans Green

Front porch extension

Comment: No objection

f) DM/21/1979: Dovecote, Broad Street

Single storey extension to install a 1500mm x 1000mm roof lantern

Comment: No objection

g) DM/21/1472: Westways, Broad Street

Single storey rear and western side extension with new access to cellar. Single storey eastern side extension.

Comment: No objection

h) DM/21/2661: Rookwood, Tylers Green

Demolition of existing building (comprising 2 x existing dwellings, following approval of Lawful Development Certificate DM/21/1367) and garage, and replacement with 2 x 4 bedroom detached dwellings with garaging (amended description and plans received 25th February 2021)

Comment: The committee had commented on the preceding application DM/21/1367, that it was felt the site was too small to become 2 properties as had been presented. The committee noted that the applicant had reduced the size of the proposed properties on the site, and this was welcomed. Additionally, the committee would ordinarily have objected on the grounds of coalescence with Haywards Heath (by virtue of increasing the number of dwellings). In this case, as the previous application had determined the original property (which this application sought to replace) was being legally used as 2 properties, it was deemed there would be no increase in density.

PL024 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No further update was available.

PL025 To discuss the buildings development at Denning Place (eastern end)

No update received from Cllrs Bradbury or Salisbury.

PL026 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/21/1606: Holy Trinity CE Primary School

To install a wooden playship at the edge of the Playground

CPC: No objection

MSDC: Permission

b) DM/21/1625: Lindrea, 1 Blunden Drive

Single storey rear extension to provide new kitchen/dining room

CPC: No objection

MSDC: Permission

c) DM/21/1595: 4 Warden Court

Demolition of garage, side roof dormer, single storey rear extension and conservatory. Construction of two storey side/rear extension. Construction of a single storey side/rear extension

CPC: No objection

MSDC: Permission

d) DM/21/1273: Riseholme, Tylers Green

Replacement of existing orangery, enlarged terraced area, upgraded cladding and windows to poolhouse building

CPC: No objection

MSDC: Permission

e) DM21/21/1871: 12 Buttinghill Drive

The rear part of the garage is to be converted to become habitable and infilling the rear garage/garden door and replacing with a window. The front of the garage will be used for storage.

CPC: No objection

MSDC: Permission

PL027 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None.

PL028 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:

15th July 2021