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## Planning Committee

### Minutes of the Meeting held at 7.30pm on Thursday 27<sup>th</sup> January 2022

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

**In Attendance:** Mr J Dickie, Mrs K Ely (Assistant Clerk), Mr A Symonds

**Public Question Time:** A member of the public spoke to share his thoughts on the proposed development of 1,600 new homes in Ansty as detailed in the District Plan, and to articulate his view on the negative impact it would have upon Cuckfield. The development would be discussed under PL120.

**PL114 To receive apologies for absence**

Cllr Podmore offered his apologies which were accepted.

7.36pm Cllr Dickie arrived.

**PL115 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.

**PL116 To approve the minutes of the committee meeting held on 6<sup>th</sup> January 2022**

The minutes of the meeting held on 6<sup>th</sup> January 2022 were noted and approved.

**PL117 To note the Planning Action List**

Noted.

**PL118 To consider the following Planning Applications:**

**a) DM/21/4333: The Hedges, Courtmead Road**

Removal of existing pvc-U conservatory and replacement with a single storey rear extension.

**Comment:** No objection.

**b) DM/21/4274: Orchard House, Broad Street**

Ground floor rear extension.

**Comment:** No objection.

**c) DM/21/4371: 4 Ivy Cottages, Tollgate Lane**

Installation of temporary service bracket to raise overhead electrical service to maintain safety clearances at the rear of Ivy Cottages prior to being able to install a new low voltage cable through the garden and removal of overhead line supplying No 3 and No 4.

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

**Comment:** No objection.

**d) DM/22/0023: 5 Halleighs, Whitemans Green**

Proposed loft conversion with rear box dormer (consisting of a window and a Juliette balcony to the east elevation and an opaque window to the north elevation) and 2 No. rooflights to front elevation.

**Comment:** No objection.

**e) DM/22/0146: Laurel House, 21 Manor Drive**

2x Ash (T1 and T2), 1x Silver Birch (T3), 1x Will (T4) - fell to ground level.

**Comment:** Object. The Committee agreed with the engineer's report that felling is premature and noted that the issues experienced may be caused by the property's foundations rather than vegetation. The Committee reflected on a previous application associated with the property to fell trees (DM/19/4330) which was refused as felling was deemed to be unnecessary as the report/statement did not implicate the trees in subsidence issues.

**f) DM/22/0132: Sheerwater, 20 Manor Drive**

T1- Horse Chestnut, fell to grind level.

**Comment:** Unable to comment due to lack of information; the Committee requested further information in the form of an arboricultural report as the tree was subject to a TPO.

**g) DM/22/0121: 1 Burrell Cottages, Whitemans Green**

x4 Ash – Remove multi stemmed Ash due to dieback and decay.

**Comment:** Unable to comment due to insufficient information; the Committee wished to request further information to make a determination.

**PL119 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development**

A holding reply to the Chairman's letter was received from Mims Davies MP. SH to chase for a definitive response.

**PL120 To consider the impact of the review of the District Plan and the proposed new 1,600 houses to be built to the south of Cuckfield.**

Cllr Salisbury had provided an explanation of the plan making process at the Full Council meeting on 20<sup>th</sup> January and recommended that the Parish Council prepare a paper for the formal consultation period once it had reopened to highlight its adopted position on the proposals. The Committee discussed the potential impact of the development upon services and infrastructure and the likely 'urban sprawl' if the District Plan is approved. The Committee resolved to hold an EGM on Thursday 3<sup>rd</sup> February to consider the Council's position regarding the proposed development and to agree a strategy going forward. A public meeting would be held once the Council resolved their position.

**PL121 To note any planning and/or appeal decisions received from Mid Sussex District Council**

**a) 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.

**CPC:** No objection

**MSDC:** Permission granted

**b) DM/21/3936: Cuckfield Sewage Treatment Works, Cuckfield Bypass**

Removal of the existing 20m high tower and replace with a new 20m high mast and supporting equipment, along with ancillary development.

**CPC:** No objection  
**MSDC:** Permission granted

**c) 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.

**CPC:** No objection  
**MSDC:** Permission granted

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

Erection of an oak framed double bay detached garage.

**CPC:** No objection  
**MSDC:** Permission granted

**PL122 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data**

None.

**PL123 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 Chairman had written to MSDC in response to the Main Modifications to Mid Sussex Site Allocation Development Plan Document. The response stated the Council's disappointment that the development in Hanlye Lane would go ahead with no reduction in houses however, the Council welcomed the emphasis on the developer to conserve the landscape.

Meeting Closed at 8.35pm

Signed \_\_\_\_\_

**Next Planning Meeting:**

17<sup>th</sup> February 2022