



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 31st March 2022

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

In Attendance: Mrs S Heynes (Clerk)

Public Question Time: Two members of the public were present. One discussed DM/22/0678 and reasons for objecting to the application on the basis that they felt there was no justification for the development and the negative impact on the AONB.

PL145 To receive apologies for absence

Cllr Sheldon offered his apologies which were accepted.

PL146 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.

PL147 To approve the minutes of the committee meeting held on 10th March 2022

The minutes of the meeting held on 10th March 2022 were noted and approved.

PL148 To note the Planning Action List

Cllr Oversby-Powell discussed the issue of the hardstanding at Denning Place and noted that Cllr Salisbury had still not responded to the evidence provided demonstrating that the installation of hardstanding had been completed since the houses had been built.

Regarding Buttinghill, a site meeting had been held with Taylor Wimpey where the ongoing issues had been raised. Cllr Salisbury had requested a timeline of actions relating to this matter from MSDC be produced.

The Clerk was instructed to raise these issues with the Government Ombudsman due to the lack of response from Mims Davies MP, after advising her that we will take the matter further if no response was received within 2 weeks.

PL149 To consider the following Planning Applications:

a) DM/22/0861: 11 The Highlands

T2 - Ash - Crown reduction of about 1.5-2 m to previous points. Crown thinning to remove upright growth. Works required to maintain tree to a reasonable size and shape, particularly due to its close proximity to property. T3 - Oak - Crown reduction of about 1.5m back to previous points. Works required to maintain tree to a

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.

reasonable size and shape, particularly due to its close proximity to a neighbouring property. Also, to balance the growth to align with works. Previously permitted on the south side of the tree. T4 - Ash - Remove. Works required as outlined in the attached report dated 10/3/2022.

Comment: No objection

1954 Cllr Dickie arrived.

b) DM/22/0826: 8 The Knowle

Demolish existing two bay detached garage and rebuild in same location new two bay detached garage with studio accommodation above as ancillary use to main dwelling and wine cellar.

Comment: Committee resolved to object to this application on the grounds of Policy CNP 1 - 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 as defined on Map 3 - Conservation Areas and Character Areas, by way of i) height, scale, spacing, layout, orientation, design and materials of buildings, and Policy CNP 10 – Building Extensions Within and Outside the Built Up Area Boundary a) the scale, height and form fit unobtrusively with the existing building and the character of the street scene, and b) spacing between buildings would respect the character of the street scene.

c) DM/22/0781: The Gallery Dental Practice, Broad Street

Variation of condition 3 of planning application 10/02486/COU - Change of hours for existing dental practice from 08:00hrs to 18:00hrs Monday to Friday, to Monday - Friday 08:00hrs - 19:00hrs, Saturday 08:00hrs - 13:00hrs, closed Sundays.

Comment: No objection

d) DM/22/0678: Cuckfield Golf Course, Staplefield Road

Change of use of land to storage in association with golf club and proposed erection of a storage barn for equipment and vehicles incorporating staff welfare facilities.

Comment: The Committee resolved to object to this application on the same basis as the High Weald Joint Advisory Committee as follows:

- The Landscape and Visual Impact Assessment incorrectly identifies the lawful baseline position as open storage and therefore its conclusions are flawed;

- Compared to the lawful condition of the land as open field, the existing and proposed development has a significant adverse impact on the AONB contrary to objectives FH2 and 3 and OQ3 and 4.

It was recommended that planning permission be refused and enforcement action authorised against the existing unlawful development.

PL150 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

See item PL148 for the update.

PL151 To consider next steps for escalating the matter of Denning Place and Buttinghill to the government ombudsman due to the lack of response from MSDC to conduct their statutory duties.

See item PL148 for the update.

PL152 To receive an update regarding the proposed 'CuckStye' development to the south of Cuckfield.

15-20 names had been received from interested parties keen to be involved in forming a committee to work against the development. The Chairmen of Ansty & Staplefield and Cuckfield Parish Councils were working to identify a potential Chairman for the group.

Residents of Ansty had been advised by members of Fairfax who had been surveying the land that the development was a 'done deal' so far as MSDC were concerned. This had been raised with Cllr Salisbury to investigate.

PL153 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/21/4283: Mead Lodge, Courtmead Road

Leylandii Tree - Fell

CPC: No objection

MSDC: Permission granted

b) DM/22/0588: Maltmans South, High Street

Holly T(A) reduce by 4 meters and Holly T(B) reduce by 6-8 meters.

CPC: No objection

MSDC: Permission granted

c) DM/22/0373: 17 Wheatsheaf Lane

Two storey side/rear extension to provide additional bedrooms and conversion of garage to study/bedroom (re-submission of previously approved DM/21/2001).

CPC: No objection

MSDC: Permission granted

d) DM/21/3496: Cuckfield Service Station, Whitemans Green

Installation of 1 self-service car wash bay and screens. Noise impact assessment received 14th February 2022.

CPC: No objection

MSDC: Permission granted

PL154 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None.

PL155 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 8.10pm

Signed _____

Next Planning Meeting: 21st April 2022