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 29th September 2022

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

In Attendance: Mrs S Heynes (Parish Clerk), Mrs N Ripert (Communications & Admin Officer)

Public Question Time:

Two members of the public were present; one provided an update regarding DM/22/0678 relating to storage of equipment on the site. The second member of public spoke out against DM/22/2117 and the proposal to expand into what was remaining of the garden area of the property.

PL052 To receive apologies for absence
None.

PL053 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.

PL054 To approve the minutes of the committee meeting held on 1st September 2022
The minutes of the meeting held on 1st September 2022 were noted and approved.

PL055 To note the Planning Action List
Items noted.

PL056 To consider the following Planning Applications:

a) DM/22/2117: Courtyard House Whitemans Green
Proposed single storey carers annex extension to the North of existing house.
Comment: Object. The committee discussed the reasonable usage of the proposed application and resolved to reinforce the previous objections raised. In summary, this would cause significant impact to the street scene opposite a Grade 2 listed building adjacent to the conservation area.

The following policies were deemed relevant when considering this application.

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;1. Height, scale, spacing, layout, orientation, design, and materials of buildings, 2. The scale, design and materials of the public realm

(highways, footways, open space and landscape); and b) Is sympathetic to the setting of any heritage asset and; c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and f) Will not result in unacceptable levels of light, noise, air or water pollution, and g) Makes best use of the site to accommodate development.
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; b) Spacing between buildings would respect the character of the street scene; e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and; f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Additionally, the reasons for refusal of the previous attempt to develop this property in application DM/15/0123 were still valid.

b) DM/22/2632: Tudor House Whitemans Green
Certificate of Lawfulness of Existing Use or Development (CLEUD) to regularise the use of a store over the garage as a bedroom.
Comment: No comment

c) DM/22/2758: 43 Buttinghill Drive
2 x Ash - fell as suffering from Ash dieback. All generated green waste from site to be passed through a chipper and disposed of at a licensed facility.
Comment: Object. The committee discussed the information provided on the application as it appeared to be contradictory, there had been no arboricultural report provided to support the proposed removal of the trees. No decision should be made regarding this item until the correct documentation had been provided.

d) DM/22/2752: Lloyds Pharmacy, Heathfield House
1x Willow to fell and remove stump.
Comment: No objection

e) DM/22/2839: 11 Mytten Close
Oak – fell
Comment: Object. The committee agreed that the application was incomplete as there was a TPO on the tree concerned but an expert report to justify the felling of the tree had not been included.

f) DM/22/2873: The Limes Courtmead Road
Acoustic 3m fence to rear boundary with pleached trees behind.
Comment: Object. The committee raised concerns that the proposed acoustic fence was unnecessarily high and felt it would not make a significant improvement to the level of noise experienced. The proposed fence would be imposing and considerably change the character of the street scene within a conservation area.

The following policies were deemed relevant when considering this application.

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;1. Height, scale, spacing, layout, orientation, design, and materials of buildings, 2. The scale, design and materials of the public realm (highways, footways, open space and landscape) and; c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan.

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.

g) DM/22/2874: The Limes Courtmead Road
New veranda roof to front elevation.
Comment: No objection

PL057 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.
Taylor Wimpey had provided a draft site plan for approval but were still working through the list of requirements the Parish Council had submitted earlier in the year. Further updates to follow when received.

PL058 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield, including consideration of a request for additional funding to be provided to cover the cost of an updated website for the action group. This would require a separate EGM to resolve should the committee agree to recommend this for approval.
The Committee held an EGM on Thursday 8th September to make a resolution regarding this matter and to consider the request to provide £2,500+VAT to pay to upgrade to the Stop Cuckstye Action Group website. Council resolved to fund the website upgrade from the £20,000 funds previously allocated as a grant to the Stop Cuckstye Action Group.

An update meeting had taken place during the previous week to try and encourage financial support for the group to continue in their efforts to stop the development.

PL059 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/22/2104: Doyle House 1 Charles Peel Place
Part-retrospective consent for the erection of a retaining wall in addition to landscaping works to the rear garden including level changes, installation of hardstanding, installation of raised planters, a new fence/handrail to the top of the retaining wall, the erection of a pergola and additional screening to the eastern boundary.
CPC: Object. The Committee noted that the 4 metre high wall with a further 2 metre fence on top created a 6 metre wall at the end of this garden was out of keeping with the surroundings due to the materials used and the scale of the wall. The following policies were deemed relevant when considering this application. CNP1 - Design of New Development and Conservation d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site; e) Creates safe, accessible and well connected environments that meet the needs of users; and g) Makes best use of the site to accommodate development.

The Committee felt that the existing trees had not been adequately protected, and that the installed concrete wall was not in any way sympathetic to the surroundings.

Policy CNP 4 – Protect and Enhance Biodiversity c) Protecting ancient trees or trees of arboricultural value had not been considered prior to the works taking place. As the property was on the boundary of the AONB, Policy CNP 5 - Protect and Enhance the Countryside e) Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan was relevant. Installation

of an enormous concrete wall was deemed sympathetic to or enhancing of the immediate countryside.

CNP 7 - Housing Development within the Built Up Area Boundary a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene; and e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. Whilst there were plans to screen the wall with trailing plans this would take many years to achieve due to the size and scale of the wall, therefore it was recommended the wall be cladded in more attractive materials.

Finally, 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; d) Materials are compatible with the materials of the existing building; and e) The traditional boundary treatment of an area is retained and, where feasible, reinforced.
MSDC: Permission granted

b) DM/22/1949 & 1950: Queens Hall High Street
Installation of a CCTV camera to the front elevation. Installation of a Platinum Jubilee Commemorative brass plaque to the front elevation between the existing noticeboard and other plaque. Retrospective permission for installation of a CCTV camera to the rear elevation.
CPC: No objection
MSDC: Permission granted

c) DM/22/2603: Courtmead House Courtmead Road
T1- Sycamore- Fell.
CPC: No objection
MSDC: Permission granted

PL060 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data
Planning application DM/22/2104 would be added to the monitoring data.

PL061 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
Cllr Burton had received a letter from MSDC chasing a response regarding their right of access across Courtmead Road. The Clerk would follow up with legal representatives regarding this matter.

Meeting Closed at 8:42pm Signed _____

Next Planning Meeting: 20th October 2022