



The Queen's Hall  
High Street  
Cuckfield  
West Sussex  
RH17 5EL

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## Planning Committee

### Minutes of the Meeting held at 7.30pm on Thursday 24<sup>th</sup> November 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 (Parish Clerk), Mr A Symonds

**Public Question Time:** None.

**PL082 To receive apologies for absence**

Cllr Podmore offered his apologies, which were noted.

**PL083 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.

**PL084 To approve the minutes of the committee meeting held on 3<sup>rd</sup> November 2022**

The minutes of the meeting held on 3<sup>rd</sup> November 2022 were noted and approved.

**PL085 To note the Planning Action List**

Noted.

**PL086 To consider the following Planning Applications:**

**a) DM/22/3345: Land to the rear of 1 Waterhouse Square Ashburnham Drive**

T1: Lime Situated behind fence line, cut back house side by 3meters. T2: Lime Situated behind fence line, cut back by 3 meters. T3: Sycamore fell to ground level.

**Comment:** No objection.

**b) DM/22/3325: Riseholme, Tylers Green**

Proposed amendments to two existing access points across an existing dwelling and new build currently under construction.

**Comment:** No objection.

**c) DM/22/3460: Holly Oaks, Courtmead Road**

T1 - Birch - Reduce the overall dimensions of the tree by pruning the vertical branch length (tree height) by up to a maximum of 3 metres and the lateral branch length (tree radius) by up to a maximum of 1 metre. Prune in any other remaining branches to shape.

**Comment:** No objection.

1953 Cllr Symonds joined the meeting.

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.

**d) DM/22/3441: Mead Lodge Courtmead Road**

Oak (T1) - Reduce the overall dimensions of the tree by pruning the vertical branch length (tree height) by up to a maximum of 1.5 meters and the lateral branch length (tree radius) by up to a maximum of 2.5 meters. Prune in any other remaining branches to shape.

**Comment:** No objection.

**PL087 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development**

No update available, still waiting for a response from Taylor Wimpey regarding outstanding maintenance at the site prior to handover.

**PL088 To receive an update regarding the proposed 'Cuck-Style' development to the south of Cuckfield**

It was noted that Sugworth Farm was in the District Plan for potential allocation for houses, and it was suggested consideration was given to supporting Ansty & Staplefield Parish Council in their approach to this proposed development.

**PL089 To consider the planning application DM/22/2808 for the installation of an Energy from Waste Plant on land at Holmsted Farm, RH17 5JF**

Concerns were expressed regarding this proposal which was against the following planning policies:

NPPF Paragraph 176 and 185 – Conserving and enhancing the natural environment  
Allowing a waste plant to be installed at this location would create an adverse impact relating to noise, pollution, odour and light pollution. Furthermore it would do nothing to conserve and enhance the landscape, scenic beauty or biodiversity of the High Weald AONB.

NPPF Paragraph 154 – Planning for Climate Change

This proposal was unlikely to reduce greenhouse gas emissions as the location was not sustainable from a traffic perspective.

NPPF Paragraph 130 – Achieving well-designed places

Industrialisation of the AONB cannot be considered a well thought-out design.

NPPF Paragraph 111 – Considering Development Proposals

Highways safety should be considered at this location.

Policies from the Mid Sussex District Plan included:

DP1 – Sustainable economic development; this proposal would not increase employment.

DP12 – Protection and enhancement of countryside; this proposal would not provide any protection of the character and beauty of the High Weald AONB.

DP19 – Sustainable tourism; again, this proposal would not provide any enhancement to the quality of the rural and landscape character of the area.

DP21 – Transport; no transport statement had been provided, it could be assumed this would generate significant additional traffic movements in a rural area.

DP29 – Noise, Air & Light Pollution; this proposal would only reduce the quality of the AONB in relation to all aspects of this policy.

DP38 – Biodiversity; this would not protect or enhance the biodiversity of the area.

West Sussex Waste Plan Policy W13 Protected Landscapes

This site was not designated in the Local Waste Plan and the purpose of this proposal was not permitted in the High Weald AONB as it was not for local waste needs.

This proposal was contrary to Policies AS3 and AS12 in the Ansty & Staplefield

Neighbourhood Plan. It was also against policies S3, OQ3 and OQ4 in the High Weald Management Plan.

**PL090 To note any planning and/or appeal decisions received from Mid Sussex District Council**

**a) DM/22/2673: Stroods, Whitemans Green**

Conifer - reduce crown by 1-3 meters and fell Cedar in middle of garden.

**CPC:** The Planning Committee determined whether to accept this application in the absence of an arboricultural report and questioned if there were any other options besides felling the Cedar tree. Could the tree be reduced in size rather than being removed entirely?

**MSDC:** Permission granted

**b) DM/22/3002: 4 Warden Court**

Demolition of garage, side roof dormer, single storey rear extension and conservatory. Construction of a two-storey side/rear extension and a single storey side/rear extension with alterations to elevations. (Amendments to previously approved DM/21/1595)

**CPC:** No objection

**MSDC:** Permission granted

**c) DM/22/2529: 3 The Brambles**

Loft conversion with extended roof and raised ridge, front rooflight windows and a double width rear dormer.

**CPC:** Objection

**MSDC:** Application withdrawn

**d) DM/22/3278: Cuckfield Service Station, Whitemans Green**

Discharge of condition 4 in regards to DM/21/3496.

**CPC:** The Committee resolved this application related to a drainage issue and deferred to the views provided by the drainage expert.

**MSDC:** Permission granted

**PL091 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data**

None.

**PL092 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:** 15<sup>th</sup> December 2022