



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 26th January 2023

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

In Attendance: Mrs N. Ripert (Communications & Admin Officer)

Public Question Time:

Members of the public were present to discuss the planning application reference DM/23/0022 regarding Hatchgate Cottage, Hatchgate Lane and presented their views to oppose this application, which does not address previous concerns raised by the residents of Hatchgate Lane. These concerns were noted and included with the Committee's objections detailed further below. The members of the public also gave thanks to the Parish Council for the support given in the past for previous applications that were rejected.

PL114 To receive apologies for absence

Cllr Podmore offered his apologies which were noted.

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 5th January 2023

The minutes of the meeting held on 5th January 2023 were noted and approved.

PL117 To note the Planning Action List

Noted.

PL118 To consider the following Planning Applications:

a) DM/22/3543: Mercers, High Street

T1 Cherry tree - fell. T2 Beech tree - crown thin by up to 25%.

Comment: No objection

b) DM/23/0008: The Old Cottage, Whitemans Green

Retrospective Approval sought for roller shutter doors to provide secure parking to an existing Car Barn.

Comment: The committee resolved to defer to the guidance of the heritage officer.

c) DM/23/0009: Stroods, Whitemans Green

Demolition of existing garage and extension. Erection of a single storey side extension with 2 glazed links connecting the extension to the original cottage.

Erection of a lightwell featuring the existing chimney stack, a pool, a garden shed.

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.

and a stone paved area and decking to rear. Replacement of all windows to timber windows and roof to receive new finish with clay tiles.

Comment: No objection

d) DM/23/0022: Hatchgate Cottage, Hatchgate Lane

Demolition of existing dwelling and erection of 6 homes with access from Hatchgate Lane together with parking, landscaping and associated works.

Comment: Object. The Committee resolved to refer back to the comments made on two previous applications reference DM/21/4090 & DM/20/4670 to reinforce their objections to this application, as there were only minor changes to the proposals (to build 6 x 2-storey houses instead of 5 x 2.5-storey houses). The addition on an extra house would create an even worse impact regarding the density of development and transport.

Objection for DM/20/4670, Hatchgate Cottage Hatchgate Lane

This site was considered as part of Cuckfield Neighbourhood Plan (CNP) several years ago, and policies were written to try and prevent this kind of dense development and encroaching coalescence with Haywards Heath from occurring. The District Plan and CNP policies should now carry full weight according to the NPPF.

Whilst the Committee considered that the design was sympathetic to the Sussex vernacular, it did not meet the requirements of CNP1. Building 5 large 2.5 storey properties was considered to be an overdevelopment of this site, especially when compared to houses in the immediate vicinity.

The following policies should be reviewed when considering this application:

CNP1 – 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, by way of;

i) height, scale, spacing, layout, orientation, design and materials of buildings,
ii) the scale, design and materials of the public realm (highways, footways, open space and landscape).

g) makes best use of the site to accommodate development – putting 5 large houses on this site would constitute an overdevelopment of this area.

CNP3 – Preventing Coalescence between Cuckfield and Haywards Heath

Development will not be permitted outside the Built Up Area Boundary if it would result in increasing coalescence between Cuckfield and Haywards Heath, which this proposal would clearly do.

CNP4 – Protect and Enhance Biodiversity

All of the items under this policy would apply should this site be developed.

CNP5 – Protect and Enhance the Countryside

It was felt that b) it would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment as having major or substantial landscape value of sensitivity was particularly relevant to this application. As a ridgetop settlement, any development here would be visible across Scrase Stream and through the Millennium Wood.

CNP16 – Transport Impact of Development

People used the access track as a footpath due to the actual footpath being narrow, mostly overgrown, difficult to use and muddy. A potential additional 10 cars coming out of the access point would have a huge impact of the current usage of this lane.

DP6 – Settlement Hierarchy

Strategic objective 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retaining their separate identity and character and preventing coalescence. This policy also referred to DP12 (below) where development proposed for outside defined built-up area boundaries was against the District's primary objective to minimise the amount of land taken for development and to prevent unnecessary development.

DP12 – Protection and Enhancement of the Countryside

Strategic objective 3) to protect valued landscapes for their visual, historical and biodiversity qualities; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. This development would see the loss of a natural biodiverse site, as well creating a significantly negative impact on the opportunity to walk and cycle safely within this area.

DP13 – Preventing Coalescence

This policy also quoted Strategic objective 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence. This policy should be taken alongside DP12 when considering this application.

DP21 – Transport

6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. Proceeding with this development would have severe implications on the safety of pedestrians who regularly used this area as a footpath to and from the village centre and Warden Park school.

DP26 – Character and Design

When reviewing this policy the following requirements were flagged, requiring that all development be well designed and reflect the distinctive character of the village whilst being sensitive to the countryside:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages (coalescence)
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook daylight and sunlight, and noise, air and light pollution (see Policy DP29).
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;

Should this development proceed as proposed, the above points would not be achieved.

Based on reviewing both CNP and the MSDC District Plan, this committee did not see how this development could be considered for approval

Objection for DM/21/4090, Hatchgate Cottage Hatchgate Lane

The Committee referred to their comments of 16.12.21 and suggested that PROW, Highways and Planning Officers undertake a site visit during school start/finish times to appreciate the footfall by Warden Park students. In addition, the Committee noted that the planning application should not be determined until environmental issues are resolved.

The Committee also decided that this matter should be raised with Cllr R Salisbury and Cllr P Bradbury and requested this matter went to full council for any further decisions. The Committee also raised the question why they were not consulted for the appeal.

e) AP/23/0001: Land at Upper Sparks Farm, Staplefield Road

Revised address and description and additional information submitted: Change of use of land from agriculture to use as storage in association with Cuckfield Golf Centre, including improvements to the access track, retention of hardstanding and oil tank and proposed erection of a storage barn for equipment and vehicles incorporating staff welfare facilities.

Comment: No objection: The Committee had already submitted their planning appeal to MSDC planning portal.

f) DM/23/0110 & DM/23/0111: Marshalls High Street

Removal of existing rear extensions and replacement with new single storey rear extension with associated hard and soft landscaping works, part removal of garage roof structure and refurbishment and alterations to the existing summer/pool house and garage. Internal alterations and installation of new sanitaryware and Air Source Heat Pumps. Repair all windows and re-tile and repair the main house roof.

Comment: The Committee resolved that this application related to a heritage issue and would defer to the guidance and expertise of the heritage officer.

g) DM/22/3895: Doyle House 1 Charles Peel Place

Discharge of Condition 3 relating to planning reference DM/22/2104.

Comment: No objection

h) DM/23/0116: Court Meadow School Hanlye Lane

Discharge of condition 4 relating to planning reference DM/21/3755.

Comment: No Objection. The Committee raised the question of whether a pressure jet washer on the exit will be sufficient to clean the vehicles.

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

No update.

PL120 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield

No update provided.

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

- a) **DM/22/3613: Chownesmead Cottage Chownes Mead Lane**
Implementation of extant planning permission DM/19/4164 dated 11 December 2019 has occurred on site by way of the discharge of all pre-commencement planning conditions, by the submission and approval (by the issue of a Building Control Completion Certificate) of a Full Plans Building Regulations application and by the excavation of partial foundations on site and the pouring of concrete to the same, to the satisfaction of Building Control, PRIOE to the permission expiry date of end 10 December 2022.
CPC: No objection
MSDC: Permission granted
- b) **DM/22/3619: 11 Ruthven Close**
Front store and side extension.
CPC: No objection
MSDC: Permission granted
- c) **DM/22/3106: Marshalls High Street**
Minor internal alterations to the first-floor bathroom which includes blocking up an existing, secondary staircase and minor changes to the sanitaryware layout.
CPC: The committee resolved this application relates to a heritage issue and to differ their decision to when guidance was provided by the heritage officer.
MSDC: Permission granted
- d) **DM/22/2459: Lerinda Ardingly Road**
Proposed single storey rear extension to existing house, following demolition of existing conservatory.
CPC: No objection
MSDC: Permission granted
- e) **DM/22/2624: Courtmead House Courtmead Road**
Replacement of existing car port with single storey side and rear extension, provision of a stand alone garage and replacement fence. (Revised plans received 02.12.2022. Amended description agreed 06.12.2022).
CPC: No objection
MSDC: Permission granted
- f) **DM/22/3497: 53 Glebe Road**
(Additional Plan received 30.11.2022) Demolition of existing rear conservatory and erect a new rear single storey extension with roof lights with new deck to rear.
CPC: No objection
MSDC: Permission granted
- g) **DM/22/3705: Little Shaw Copyhold Lane**
Proposed loft conversion with 3 no. new dormers. Small single storey link extension at front, small single storey link extension at rear.
CPC: No objection
MSDC: Permission granted
- h) **DM/22/3759: Weydown Courtmead Road**
T1 Field Maple - reduce crown by up to 1m. T2 Blue Atlas Cedar - raise crown by removing lowest branch and 3 very small lower branches. T3 Oak (neighbour) to

remove 5 lower branches growing over the garden. T4 Poplar to remove 2 torn hung up branches. T5 Beech (neighbour) to reduce height by 3m and cut back branches to the boundary.

CPC: No objection

MSDC: Permission granted

i) DM/22/3280: Highbury High Street

T1 Lawson Cypress: fell. T2 Western Red Cedar: fell. T3 Western Red Cedar: fell.

CPC: The Committee deferred their decision on this matter and requested that MSDC established the applicant's plans to replace these trees as they were subject to TPOs, and approval should not be granted until this had been resolved.

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

None.

Meeting Closed at 8.33pm

Signed _____

Next Planning Meeting: 16th February 2023