



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

01444 451610
01444 454276

Planning Committee

Minutes of the Meeting held at 7.30pm on Thursday 15th June 2023

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

In Attendance: Mrs S Heynes (Parish Clerk)

Public Question Time: None present.

PL012 To receive apologies for absence

Cllrs Dormer offered her apologies which were noted.

PL013 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.

PL014 To approve the minutes of the committee meeting held on 25th May 2023

The minutes of the meeting held on 25th May 2023 were noted and approved.

PL015 To note the Planning Action List

Noted.

PL016 To consider the following Planning Applications:

a) DM/23/1174: Haywards Heath Rugby Football Club Sports Pavilion, Whitemans Green

Replacement clubhouse and new storage facility following the demolition of the existing premises. The proposal also includes amendments to the vehicular access via Whitemans Green (some of which have been carried out previously by West Sussex County Council), and additional car parking and servicing arrangements.

Comment: No objection

b) DM/23/1343: Woodbine Cottage, Broad Street

Single storey rear and side extension.

Comment: No objection

c) DM/23/1329: Land West Horsgate Lane, The Brambles

See work schedule.

Comment: No objection, however the applicant may wish to liaise with the Parish Council prior to commencing these works to assist with providing positive publicity regarding the reasons for the trees being felled, to try and reduce any negative commentary from members of the public.

Cuckfield Parish Council confirmed their eligibility to hold the General Power of Competence on 18th May 2023, all decisions made during this meeting are done so using this power.

d) DM/23/1313: Land Off South Street

Continued use of historic gate for seasonal and farm related vehicular access onto South Street.

Comment: The Parish Council has grave concerns regarding the proposed use of this access point onto and off the B2036, and believes this will be an accident hazard in future should permission be granted.

Superfluous photographic evidence had been used which showed the gate off the A272 rather than the access off the B2036, this evidence must therefore be disregarded. Furthermore, evidence submitted by a supplier of the applicant was a clear conflict of interest, and should not be considered.

From the planning committee perspective it was not clear that the old structure had been used as a gate, the opening was narrow and indeed it could be a fence.

Even though this was not deemed a planning matter, the safety of slow traffic moving into and out of this entry point onto a 60mph road must be considered alongside the fast moving vehicles that regularly travel along the B2036. Visibility would be poor, if not blind, when travelling from Cuckfield, due to the bend. Allowing this entry/exit point to be used would be extremely unwise from a safety perspective.

e) DM/23/1357: Court Meadow School, Hanlye Lane

Discharge of condition 7 of application DM/21/3755.

Comment: No comment.

PL017 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

Embankment levelling work was due to commence on 26th June 2023.

PL018 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield

No update available. The District Plan was currently with the Planning Inspectorate for review, although the government had changed the quota system meaning the pressure on housing numbers had lessened.

PL019 To complete a review of the Neighbourhood Plan

Cllr Burton had written to Tony Fullwood to enquire whether he would be able to assist with the review, no response had been received to date

PL020 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/23/1048: The Old Cottage, Whitemans Green

Replacement of existing Northern boundary fence with a wall and associated railings as well as a replacement wrought iron gate. (Further information received 06.06.2023)

CPC: No objection

MSDC: Permission granted

b) DM/23/1038: Cuckfield House, High Street

TP1 - Cherry - remove and replace with two pleached trees.

CPC: No objection

MSDC: Permission granted

c) DM/23/1036 & DM/23/1037: Cuckfield House, High Street

Redesign of garden area adjacent to and behind existing garage. Current lawn area to be replaced with flower garden - removal of existing sunken trampoline and 3.7m high climbing frame, installation of new timber greenhouse, gravel paths, paved area and flower borders. Current paved area with raised beds to be replaced with utility area - removal of raised beds and existing paving, installation of new paving and freestanding compost bins. One small tree to be moved and replaced with two new pleached trees.

CPC: No objection

MSDC: Permission granted

d) DM/23/0775: 6 Burrell Cottages, Whitemans Green

Variation of condition 2 relating to planning application DM/22/3494 - to amend the plans from a pitched roof and L shaped extension to a pitched roof and to square off the extension (as amended 15.5.23)

CPC: No objection

MSDC: Permission refused

e) DM/23/1221: 10 Manor Drive

Rear single storey extension, rear first floor extension and new side entrance door.

CPC: No objection

MSDC: Permission granted

PL021 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

DM/23/0775 would be noted on the monitoring data, and Cllr Oversby-Powell would provide a summary of the planning decision.

PL022 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 8.23pm

Signed _____