



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 17th August 2023

Present: Mr M Sheldon (Chairman), Mr R Gill, Mrs A King and Mrs J White

In Attendance: Sam Heynes (Clerk), Noemi Ripert (Communications & Admin Officer) & Mr A Symonds

Public Question Time: None present

PL045 To receive apologies for absence

Cllrs Burton, Ceccherini, Dormer, Podmore and Oversby-Powell offered their apologies which were noted. Cllr Sheldon was nominated to chair this meeting.

PL046 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.

PL047 To approve the minutes of the committee meeting held on 27th July 2023

The minutes of the meeting held on 27th July 2023 were noted and approved.

PL048 To note the Planning Action List

Noted.

PL049 To consider the following Planning Applications:

a) DM/23/1913: Broad Street House Broad Street

Holly T3 – Fell.

Comment: No objection

b) DM/23/1534: Land East Of Copyhold Rise Copyhold Lane

Erection of 1 no. detached dwelling house with garage and other ancillary buildings, and swimming pool. Vehicular access taken from Copyhold Lane. Desk-based Archaeology Assessment received 31st July and Ecological Appraisal received 20th July 2023.

Comment: No objection

c) DM/23/2037: The Old Clergy House Church Platt

(T1) Yew - fell. (T2) Weeping Ash - fell

Comment: No objection – Although the committee noted that there was no arboricultural report to support this application and trust that these trees would be visited by the tree officer prior to a decision being made.

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.

PL050 To consider the architectural features included in the redevelopment plans of Wealden Stores and their difference to those completed and receive any update from MSDC regarding these changes.

No updates were presented at the meeting so this item would be added to the next planning agenda.

PL051 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

A meeting had been arranged for Monday 21st August for Cllr Burton and the Clerk to meeting with Taylor Wimpey on the site to review the remedial works that had been completed and consider whether these were sufficient to proceed with handover of the site to the Parish Council.

PL052 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield

No updates available.

PL053 To receive an update regarding the review of the Neighbourhood Plan

No further updates were available.

PL054 To note any planning and/or appeal decisions received from Mid Sussex District Council

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

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

CPC: No objection

MSDC: Permission granted

b) DM/23/1699: Communal Amenity Area Surrounding Flats Hatchlands

Fell x5 Holm oaks situated in communal garden area at rear of Hatchlands flats to ground level.

CPC: Object. There was a TPO on these trees for a good reason, and bracket fungus did not mean that a tree should be felled. The committee reiterated that they considered trees to be very important within the village and should only be felled if they were in a truly dangerous state – which these trees were not based on the evidence provided.

MSDC: Permission granted

c) 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. Revised drawings to showed reduction in depth to proposed single storey rear extension, including amended tree constraints plan, survey and tree report all received on 15.02.2023. Amended drawings and Heritage Statement received on 17.05.2023. Amended drawings received on 13.06.2023 to remove air source heat pump from side wall of proposed extension and modifications to windows of garage pool house. Amended proposed elevations and design and access statement received on 03/07/2023 and 05/07/2023. Amended elevations and plans received on 17.07.2023 to show Crittall windows to extension and omission of 2nd floor bathroom.

CPC: No comment – The Committee agreed to defer to the expertise of the heritage

officer for further guidance.

MSDC: Permission granted

PL055 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

DM/23/1699 would be added to the monitoring data.

PL056 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 8.00pm

Signed _____