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Planning Committee

Minutes of the Meeting held at 7.30pm on Thursday 7th September 2023

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

In Attendance: Sam Heynes (Clerk) & Mr A Symonds

Public Question Time: None present

PL057 To receive apologies for absence

Cllrs Gill and Sheldon offered their apologies which were noted.

PL058 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)

Cllr King disclosed an online interest in planning application DM/23/2218.

PL059 To approve the minutes of the committee meeting held on 17th August 2023

The minutes of the meeting held on 17th August 2023 were noted and approved.

PL060 To note the Planning Action List

Noted.

PL061 To consider the following Planning Applications:

a) DM/23/1902: Cuckfield Golf Course, Staplefield Road

Full Planning Application to relay an existing track with new material (Part Retrospective) at Cuckfield Golf Club.

Comment: Object. The committee resolved to support the comments submitted by Ansty and Staplefield Parish Council.

A previous application saw permission granted for hard tracks to be established over the entire golf course for buggies, which were also used by the groundsmen and green keepers for maintenance of the golf course. A further additional track down the entire boundary would amount to unnecessary overdevelopment.

The land was in the HWAONB and Lower Ouse Watershed Biodiversity Opportunity Area. Priority Habitat Woodland existed on the site with Ancient Woodland next to the track at Mizbrooks Ghyll. The continued and various retrospective applications submitted by the owners of this property leads us to echo the call made by A&SPC and others for an Environmental Impact Assessment of the entire golf course to be completed.

Unfortunately planning history was not taken into account, as the multiple

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.

applications submitted which generally resulted in development without permission or applications retrospective in nature as the owner had built without permission. Continued piecemeal responses to individual actions have had no impact upon this owner who continues to flout the planning legislation in place.

The visual, environmental and development impact needed to be reviewed and assessed by MSDC as a matter of urgency. Current enforcement action on land to the West had yet to be completed. This application suggested a General Permitted Development Order would apply to the hardstanding and track, but as the track had been created by the current owner and no track existed prior to this the GDPO would not apply.

As part of the High Weald AONB it was entirely inappropriate for an unnecessary hard track from South to North of the site to be installed. The HWAONB Management plan stated within its Vision statement on pp5 that “it retains its historic landscape character and beauty and has halted the erosion of natural beauty avoiding poor development & incremental change”. In application DM/20/1430 it was made clear by WSCC to Cuckfield Golf Course (CGC) that walkers had a right of way over golfers. As clarified in DM/20/1430, if CGC was concerned about the safety of footpath-users signs should be erected to inform golfers that footpath users had a right of way. No such signs were displayed at the golf course.

The safety of walkers as well as golfers should be taken into account and the creation of a full roadway the length of the golf course for heavy machinery was overdevelopment and completely unnecessary. The application went against planning policies detailed in the High Weald AONB Management Plan, the Ansty & Staplefield Management Plan the NPPF and the Mid Sussex District Plan.

We object to the application and ask that it should be refused, the hardstanding and track removed and the rural setting should be respected.

b) DM/23/1903: Cuckfield Golf Course, Staplefield Road

Proposed extension to the existing patio, the erection of a log store and a lean-to storage unit, adjacent to the existing building.

Comment: Object. The committee notes this was ANOTHER retrospective planning application for this site, and indeed that the number of retrospective applications being processed by MSDC recently was rising; the committee felt these could be avoided with more rigorous enforcement of the planning regulations to deter residents from undertaking unapproved and unauthorised changes to their properties.

The proposed 300m² terrace and log store had already been built without planning permission and this added to the cumulative effects of the many previous applications submitted by the Golf Course owners.

The application itself was misleading: it did not show the northern terrace already in existence granted under DM/20/4123, or show the current terrace created without permission. Storage capacity was already available within and underneath the current building. Planning granted retrospectively in 2021 (DM/20/4123) extended the clubhouse, increasing capacity threefold to 536m².

The outdoor use of the terrace would obviously lead to more outdoor lighting in a dark sky area leading to further environmental damage. The development had visual and environmental impacts and should be fully assessed with an EIA. Additional space would indicate an increased use of the building requiring further parking and

greater use and impact on highways. The land was in the HWAONB and Lower Ouse Watershed Biodiversity Opportunity Area. Priority Habitat Woodland existed on the site with Ancient Woodland.

The cumulative effect of various retrospective applications for Cuckfield Golf Course leads us to echo other calls for an Environmental Impact Assessment of the entire site to be completed. Planning history was ignored in this application, however multiple applications had been submitted which were either followed up with development without permission or applications retrospective in nature as the owner had built without permission. In this case it is a retrospective application.

Continued piecemeal responses to individual actions have had no impact so we ask MSDC to review the site in full. The visual, environmental and developmental impact needed to be reviewed and assessed. Current enforcement action on land to the West was still outstanding.

c) DM/23/2088: Tyes, Tylers Green

Removal of existing single storey flat roof garage. Proposed single storey side extension with a pitched roof.

Comment: No objection.

d) DM/23/2218: 22 Mytten Close

Replacement fence to the eastern boundary.

Comment: Object. This was a partial retrospective planning application. The materials already used were not in keeping with the street scene, and the historic railings should not have been removed and discarded.

Whilst the applicant noted in their Design Statement that gravel boards had been used on the northern section of this Twitten (further away from the Conservation Zone), where they had been used they were single height (approx. 30cm) and had been employed to prevent the lower part of the fences rotting. The Gravel Boards being used in DM/23/2218 were triple height (approx. 90cm) and had been used as an integrated structural element of the new fence to aid the retention of the ground levelling movements behind it within the applicant's garden. Where ground works had been undertaken, and retaining structures required, the council would expect these to be within the boundary of the property – i.e within the Iron Railings, and any new frontage onto the twitten to be sympathetic to the street scene.

The buttresses supporting the gravel boards were unsightly, encroached onto the highway and should have been installed within the property's garden. Far from making the twitten safer for users (as alluded to in the Planning, Design and Access Statement), the buttresses formed a series of unnecessary obstacles making travelling along the twitten more dangerous than before. This site was on the edge of the conservation area and the proposed form and materials used were very unsympathetic to the surrounding area.

The committee therefore objected on the basis of the CNP1a, b, c, e and also CNP10d and e.

The committee recommended the wall was rebuilt in local brick as per structure opposite the site in question, and the iron railings be reinstated as a priority.

We note that despite being advised by MSDC Planning to cease work immediately, work continued for several days during which period several lengths of the gravel boarded fence was erected with the supporting struts.

Finally, committee noted that the position of the fence appeared to be outside the property boundary on public land owned by WSCC.

e) DM/23/2224: Merlewood, Copyhold Lane

Single-storey extension to the front elevation to form a porch. Fenestration alterations to the ground floor, two additional chimney pots and brickwork on all facades to be replaced by coloured render.

Comment: No objection.

PL062 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.

The committee resolved to review the final build of this site and document their concerns to be shared with MSDC.

PL063 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

A meeting had occurred on Monday 21st August with Taylor Wimpey at the site to review the remedial works that had been completed and considered whether these were sufficient to proceed with handover of the site to the Parish Council. It was recommended that handover of the site now comments, this would be added to the next Full Council meeting for approval.

PL064 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield

A meeting was scheduled to take place with MSDC on Friday 8th September to receive an update regarding this site and the District Plan. Further updates would follow.

PL065 To receive an update regarding the review of the Neighbourhood Plan

No further updates were available.

PL066 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/23/1788: Percy Lodge London Road

Photovoltaic panels to front elevation and recessed flat roof.

CPC: No objection

MSDC: Permission granted

b) DM/23/1759: Woodbine Cottage Broad Street

Proposed garden room to the front right hand corner of property

CPC: No objection

MSDC: Permission granted

c) DM/23/1692: 15 The Brambles

Proposed rear dormer to roof as part of loft conversion and two new velux rooflights to front roof slope.

CPC: The committee resolved to defer to MSDC to determine whether this was a permitted development application.

MSDC: Permission granted

- d) **DM/23/1838: Roseland Cottage Broad Street**
T1 Sycamore - Thin crown by 30% and reduce crown by 3m.
CPC: No objection
MSDC: Permission granted
- e) **DM/23/1822: 1 Manor Drive**
T1 Yew- crown reduce and reshape by no more than 2 metres. T2 Hornbeam- crown reduce by max 3m. T3 Multi-stemmed Sycamore - crown reduce by no more than 3 metres.
CPC: No objection
MSDC: Permission granted
- f) **DM/23/1764: Land Surrounding The Tower House Tower House Close**
T1 Ash - crown lift by up to 3 metres to good growth points. T2 Ash - fell as close to ground level as possible.
CPC: No objection
MSDC: Permission granted
- g) **DM/23/1863: Burrell Cottages Whitemans Green**
Proposed rear first floor extension.
CPC: No objection
MSDC: Permission granted

PL067 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data
None.

PL068 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
A public consultation on the proposed development of 55 houses at the Hanlye Lane site took place on Monday 4th September at the Queen's Hall. Concerns were raised regarding the design not adhering to policy SA23, feedback would be prepared and submitted to ECE Planning.

Meeting Closed at 8.37pm

Signed _____