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Parish Clerk: Sam Heynes
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Planning Committee

Minutes of the meeting held at 7.30pm on Thursday 30th November 2023

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

In Attendance: Noemi Ripert (Communications & Admin Officer)

Public Question Time: None

PL103 To receive apologies for absence.

No apologies were noted.

PL104 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 Dormer confirmed stepping down from SCAG as co-chair and committee member to protect a family member who works for Temple Group. Cllr Dormer had no idea that Temple group had been appointed to carry out the Environmental Impact Assessment on Ansty Farm until recently.

PL105 To approve the minutes of the meeting held on 9th November 2023.

The minutes of the meeting held on 9th November 2023 were noted and approved.

PL106 To note the Planning Action List.

Noted

PL107 To consider the following Planning Applications:

a) DM/23/2534: 13 Bylanes Crescent

Proposed works include a first floor rear extension above the existing ground floor to provide an additional bedroom and bathroom. Additional windows to existing bathroom and bedroom. All materials to match existing. (amended plans received 01.11.2023)

Comment: No comment

b) DM/23/2548: 2 Christina Cottages Ardingly Road

Installation of an external heat pump to the front elevation of the property.

Comment: Objection - The Committee objected to the installation of the external heat pump based on the impact it would have on the street scene and their concern about the noise level it would reach. CNP7a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene. CNP1f) will not result in unacceptable levels of light, noise, air or water pollution.

c) DM/23/2859: 1 Manor Drive

Hornbeam (T2) - Fell. Sycamore (T3) Fell.

Comment: No objection

Cuckfield Parish Council adopted the General Power of Competence on 18th May 2023, all decisions made during this meeting are done so under this power.

d) DM/23/2958: Land East Of Copyhold Rise Copyhold Lane

Variation of Condition No: 2 of planning permission DM/23/1534 to allow the substitution of the approved plans to account for changes to the design.

Comment: The committee decided to defer to the knowledge and expertise of the planning officer.

e) DM/23/2887: Chetwode Tylers Green

Retrospective application for erection of wooden structure (Carport), for 2 cars.

Comment: Objection - The committee objected on the basis that the roof material proposed (Onduline Corrugated Black Sheeting) was not in keeping with the street scene and not of a high quality design. CNP1a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 – Conservation Areas and Character Areas, 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). CNP7d) Materials are compatible with the materials of the existing building.

f) DM/23/2866: Land East Of Ansty Way Cuckfield Bypass

Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.

Comment: Objection - Considering the level of prominence of this planning application, the committee agreed to formulate a high-level comprehensive response to MSDC with the assistance of a planning consultant and agreed to work with SCAG and Ansty & Staplefield Parish Council to prepare a joint response. The Clerk was instructed to contact Steve Tilbury to ask for his assistance to prepare a response before Christmas.

PL108 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

No further updates were available.

PL109 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield.

No further updates were available.

PL110 To receive an update regarding the review of the Neighbourhood Plan.

The working group prepared an action plan to review and update the Neighbourhood Plan and further actions would be discussed at the next meeting held in the Council Chamber on 16th January 2024.

PL111 To note any planning and/or appeal decisions received from Mid Sussex District Council.

a) 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.

CPC: 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.

MSDC: Application withdrawn

b) DM/23/2534: 13 Bylanes Crescent

Proposed works include a first floor rear extension above the existing ground floor to provide an additional bedroom and bathroom. Additional windows to existing bathroom and bedroom. All materials to match existing. (amended plans received 01.11.2023)

CPC: No objection

MSDC: Permission granted

c) DM/23/2629: Old Winchester Cottage Ardingly Road

Double storey extension

CPC: Objection. CNP1a, the design responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield by way of height, scale, spacing, layout, orientation, design and materials of the building, CNP1b is sympathetic to the setting of a heritage asset. CNP7b the spacing between buildings would respect the character of the street scene, and CNP10b spacing between buildings would respect the character of the street scene.

MSDC: Application withdrawn

d) DM/23/2353: 25 Buttinghill Drive

Ash Tree (T1) Reduce back overhanging branches by max 1 - 2m and no further than previous reduction points.

CPC: No objection

MSDC: Permission granted

PL112 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

Cllr Oversby-Powell provided feedback on application DM/23/2467 and confirmed the application was refused on the basis that insufficient information about materials had been provided and other reports had been omitted.

PL113 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.

The committee raised the urgency to prepare the response to MSDC for planning application. DM/23/2866 and confirmed if the Parish Council was not able to gain assistance from Steve Tilbury, they were to apply for an extension.

Meeting Closed at 8:34pm

Signed _____