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## Planning Committee

### Minutes of the meeting held at 7.30pm on Thursday 21<sup>st</sup> December 2023

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

**In Attendance:** Noemi Ripert (Communications & Admin Officer)

**Public Question Time:** Members of the public were present to discuss planning application DM/23/3021.

**PL114 To receive apologies for absence.**

Cllr King offered her 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 meeting held on 30<sup>th</sup> November 2023.**

The minutes of the meeting held on 30<sup>th</sup> November were noted and approved.

**PL117 To note the Planning Action List.**

Noted

**PL118 To consider the following Planning Applications:**

**a) DM/23/3021: Hatchgate Cottage, Hatchgate Lane**

Demolition of existing dwelling and erection of 5 homes with access from Hatchgate Lane together with parking, landscaping and associated works.

**Comment:** Objection - Committee objected to this application on the basis that the application was against both Cuckfield Parish Council Neighbourhood Plan and Mid Sussex District Council's District Plan and agreed to instruct a planning consultant to formulate a comprehensive response.

**b) DM/23/3092: Church Bank House, Church Platt**

Oak Tree in garden beside fence line overhanging footpath - reduce canopy by 1.5 metres.

**Comment:** No objection

**c) DM/23/3002: Holly Oaks, Courtmead Road**

Single storey rear and front extensions, garage conversion together with associated internal and external alterations to create annexe accommodation.

**Comment:** No objection

**d) DM/23/2867: Land East Of Ansty Way, Cuckfield Bypass**

Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.

**Comment:** Objection - Committee resolved to instruct a planning consultant to formulate their response to be submitted by the extended deadline of 12<sup>th</sup> January 2024.

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

The land transfer documents were still with Taylor Wimpey and Cuckfield Parish Council were waiting for their legal representative to initiate the land transfer process.

**PL120 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield:**

- a. To note the instruction of Steve Tillbury to complete the planning objection for the latest application submitted for Cuckstye (DM/23/2866 Land East of Ansty Way Cuckfield Bypass) and the deadline extended to 12<sup>th</sup> January 2024 for submission to MSDC.**

The committee noted the instruction of Steve Tillbury to complete the planning objection on behalf of Cuckfield Parish Council before the extended deadline of 12<sup>th</sup> January 2024.

- b. To resolve to include the scope of planning application DM/23/2867 Land East of Ansty Way, Cuckfield Bypass, which also has an extended submission deadline of 12<sup>th</sup> January 2024, within the scope of Steve Tillbury's instruction.**

The committee resolved to include the scope of this planning application within the objection being prepared for DM/23/2866 and noted the extended submission deadline to 12<sup>th</sup> January 2024.

- c. To consider the instruction of an updated landscape assessment report for the Cuckstye site and agree whether to contribute to or cover the full £3,000 quote to complete this.**

The committee resolved to pay the full amount of £3,000 for the updated landscape assessment report for the Cuckstye site.

- d. To note the instruction of an updated transport review by Ansty & Staplefield Parish Council.**

The Committee noted the instruction of the updated transport review by Ansty & Staplefield Parish Council.

**PL121 To consider whether to instruct Steve Tillbury to compose a planning response for application DM/23/3021 Hatchgate Cottage, Hatchgate Lane, and the extended deadline of 12<sup>th</sup> January 2024 for response.**

The Committee voted in favour of instructing Steve Tillbury to compose a planning response for application DM/23/3021 and noted the extended submission deadline of 12<sup>th</sup> January 2024.

**PL122 To receive an update regarding the review of the Neighbourhood Plan.**

No further updates were available. The next meeting was planned for the 16<sup>th</sup> January 2024.

**PL123 To note any planning and/or appeal decisions received from Mid Sussex District Council.**

**a) DM/23/2859: 1 Manor Drive**

Hornbeam (T2) – Fell

**CPC:** No objection

**MSDC:** Permission granted

**b) DM/23/2311: Well Cottage, Ockenden Lane**

T1 Beech - Reduce crown by approx 1 - 1.5m and no further than previous reduction points.

**CPC:** No objection

**MSDC:** Permission granted

**c) DM/23/2548: 2 Christina Cottages, Ardingly Road**

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

**CPC:** 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.

**MSDC:** Application withdrawn

**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.

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

**MSDC:** Permission granted

**PL124 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.**

None

**PL125 Confidential Business:**

**To consider whether to resolve to exclude the press, broadcast media and public (pursuant to the Public Bodies (Admission to Meetings) Act 1960) during consideration of the following confidential business to be conducted:**

**a. Public Footpaths**

The committee instructed the Clerk to write to the owners of Cuckfield Golf Course reminding them of their obligations to follow due process and that they should engage with WSCC Public Rights of Way to address the issue.

**PL126 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 8:34pm

Signed \_\_\_\_\_