



The Queen's Hall
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Parish Clerk: Sam Heynes
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Planning Committee

Minutes of the meeting held at 7.30pm on Thursday 22nd February 2024

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

In Attendance: Mrs S Heynes (Clerk) and Mrs N Ripert (Communications & Admin Officer)

Public Question Time: None present

PL150 To receive apologies for absence.

Cllrs Dormer and Burton offered their apologies which were noted.

PL151 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

PL152 To approve the minutes of the meeting held on 1st February 2024.

The minutes of the meeting held on 1st February 2024 were noted and approved.

PL153 To note the Planning Action List.

Noted.

PL154 To consider the following Planning Applications:

a) DM/23/3213: Land At Cuckfield Recreation Ground

Installation of equipment to deliver free public WiFi (including: 6m high column with mounted Wireless Access Point; Wireless Access Point attached to Pavilion roof, ducting and associated network infrastructure).

Comment: No objection

b) DM/23/3135: Woodpeckers Courtmead Road

Single storey rear extension. Amended design plans received 02.02.2024.

Comment: No objection

c) DM/24/0244: Barnwood, 16 Barrowfield

Proposed replacement single storey extension to the rear of the property.

Comment: No objection

d) DM/24/0169: Clayton House Courtmead Road

(T1, T2 and T3) Beech Trees (front garden) (T3) Birch Tree (back garden) Reduce all crowns by 2-3 meters.

Comment: No objection

- e) **DM/24/0308 & DM/24/0309: Chantry Cottage South Street**
Part conversion of existing garage (used as store) to provide ground floor wc/shower room with glass link to house.
Comment: No objection
- f) **DM/24/0313: Whitland, Polestub Lane**
Remove existing single garage and external store, new single storey side extension for garden room, relocate front door and extend driveway to create one additional car parking space.
Comment: No objection
- g) **DM/24/0342: Greenview, Whitemans Green**
(T1A and B) Cypresses - Fell
Comment: No objection
- h) **DM/24/0392: Dumbrells, Church Platt**
T1 and T2 – Removal of Italian Cypress Trees
Comment: No objection – although the committee noted that the address on the planning application form for the location of the trees was wrong.
- i) **DM/23/1902: Cuckfield Golf Course, Staplefield Road**
Amended Description and Application: Retrospective full planning application to relay 70m of an existing track with new material and Cuckfield Golf Club
Comment: Objection - the committee noted their alignment with Ansty and Staplefield Parish Council and supported their comments previously submitted.

PL155 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

The Clerk confirmed the legal documentation had finally been received and was currently being reviewed.

PL156 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.

No further updates were available. A fundraiser was being held on the evening of Friday 23rd February.

PL157 To receive an update regarding the review of the Neighbourhood Plan.

No further updates were available.

PL158 To note any planning and/or appeal decisions received from Mid Sussex District Council.

- a. **AP/24/0016: The Old Cottage, Whitemans Green**
Retrospective approval sought for roller shutter doors to provide secure parking to an existing car barn (original planning application DM/23/0008)
Comment: No further comment
- b. **DM/23/3186: 12 Warden Court**
Rear single storey extension to enlarge the existing kitchen.
CPC: No objection
MSDC: Permission granted
- c. **DM/23/2887: Chetwode Tylers Green**
Retrospective application for erection of wooden structure (Carport), for 2 cars.
Amended proposed elevational drawings received 08.01.2024 showing changes to proposed materials.
CPC: The planning committee welcomed the change of materials and withdrew their previous objection.
MSDC: Permission granted

d. DM/24/0105: Trees to the rear of 35 Buttinghill Drive

Ash (G1) - To fell group of Ash trees (only) located behind 35 Buttinghill drive.

CPC: Strongly Object. These trees were at the boundary of the national landscape and had been consciously kept as part of the design of the Buttinghill development, which was also why TPOs had been issued on these trees. If MSDC were minded to approve this application there must be a compulsory replacement order issued. There was no arboriculture report included and this should be required to demonstrate there was ash die back present within these trees before proceeding. Furthermore, the applicant did not own the land or the trees; Cuckfield Parish Council was in the process of transferring ownership of this land from Taylor Wimpey to themselves and would not agree to the felling of these trees. The committee also questioned why a resident had submitted this application and not the management company of the site. Finally, the application form had been contradictorily completed as it stated these trees had ash die back in the comments, but the agent had ticked 'No' on the application form in answer to the question which asked about the condition of the trees and whether they were diseased.

MSDC: Permission granted

e. DM/24/0089: Little Shaw Copyhold Lane

Variation of condition no. 2 relating to planning application DM/22/3705 to amend the plans approved to include extension and alteration of single storey link extension and associated alterations.

CPC: No objection

MSDC: Permission granted

f. DM/24/0078: Court Meadow School Hanlye Lane

Discharge of conditions 16 and 17 in relation to DM/21/3755.

CPC: No comment

MSDC: Permission granted

20.19 Cllr Burton joined the meeting.

PL159 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

In reference to planning application DM/24/0105, the committee made their decision based on incomplete and contradictory information provided by the applicant regarding the diseased status of the trees. Moreover, the applicant did not own the group of ash trees and no arboriculture report had been provided. The application had been approved by MSDC as they confirmed the advanced state of ash die-back after a site visit; this had not been clear in the application. The committee noted the advice to replace the trees once the land transfer of Buttinghill drive to Cuckfield Parish Council had been completed.

PL160 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 20.26pm

Signed _____