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## Planning Committee

### Minutes of the meeting held at 7.30pm on Thursday 14<sup>th</sup> March 2024

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

**In Attendance:** Mrs N Ripert (Communications & Admin Officer) & Mr A Symonds

**Public Question Time:** None present

**PL161 To receive apologies for absence.**

Cllrs Podmore and Sheldon offered their apologies which were noted.

**PL162 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 Oversby-Powell recused himself from commenting on DM/24/0398 as he knew the applicants.

**PL163 To approve the minutes of the meeting held on 22<sup>nd</sup> February 2024.**

The minutes of the meeting held on 22<sup>nd</sup> February 2024 were noted and approved.

**PL164 To note the Planning Action List.**

Noted.

**PL165 To consider the following Planning Applications:**

**a) DM/24/0398: Mytten Cedars Broad Street**

Single storey rear extension to create new garden room and extend existing kitchen.

**Comment:** No objection

**b) DM/24/0412: Loxfield Tylers Green**

Proposed oak framed pitched roof porch to front door, single storey front/side extension, conversion of garage, replace existing flat roofs to previous rear extensions with pitched roofs and integrated solar pv panels.

**Comment:** No objection

**c) DM/24/0464: 44 Tower House Close**

Fir Trees x2 - Reduce by 3-4 metres.

**Comment:** No comment

**d) DM/24/0545: 1 Farr Close**

Erection of a single storey rear extension extending beyond the rear wall of the original house by 6.00m, to a maximum height of 4.0m and the height of the eaves to 3.0m.

**Comment:** No comment – in the absence of any drawings the committee could not comment and referred to the expertise of the planning officer.

- e) **DM/22/2624: Courtmead House Courtmead Road**  
Discharge of conditions 4 and 6 in relation to DM/22/2624.  
**Comment:** No comment

**PL166 To consider the application by Gatwick Airport Limited for an Order Granting Development Consent for the Gatwick Airport Northern Runway Project.**

The committee noted the application and agreed that the development of the Gatwick Airport northern runway would have overall a negative impact on Cuckfield Parish, four members of the committee voted against and two voted in favour.

The committee was less concerned about the long-term impact of the flightpath and although this development would bring significant economic growth in the area, the concerns were more related to the impact on housing and added pressure this project would cause.

**PL167 To note the correct ownership of the land behind Buttinghill Drive (belt of land between Buttinghill Drive houses and the land to be transferred to CPC).**

The committee noted the correct ownership of the belt of land behind Buttinghill Drive by the management company FirstPort and confirmed it will not form part of the land transfer to CPC.

**PL168 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.**

The committee agreed with the legal transfer paperwork and confirmed the Clerk was to instruct the solicitor to proceed with the land transfer.

**PL169 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.**

No further updates were available.

**PL170 To receive an update regarding the review of the Neighbourhood Plan.**

No further updates were available.

**PL171 To note any planning and/or appeal decisions received from Mid Sussex District Council.**

a) **DM/23/2218: 22 Mytten Close**

Replacement fence to the eastern boundary. Amended plans received 17.01.2024 to show new close boarded fence attached to existing fence to screen concrete gravel boards.

**CPC:** CPC Planning Committee noted the change in materials and design of the boundary fence and withdrew their previous objection.

**MSDC:** Permission granted

b) **DM/23/3135: Woodpeckers Courtmead Road**

Single storey rear extension. Amended design plans received 02.02.2024.

**CPC:** No objection

**MSDC:** Permission granted

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

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

**CPC:** No objection

**MSDC:** Permission granted

d) **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.

**CPC:** No objection  
**MSDC:** Permission granted

**e) DM/24/0342: Greenview Whitemans Green**

(T1A and B) Cypresses - Fell.

**CPC:** No objection  
**MSDC:** No objection

**f) DM/22/1449: 2 Ockenden Lane**

Replace casement window situated on the top floor facing the street with white flush timber casement window.

**CPC:** No objection  
**MSDC:** Not Proceeded With

**g) DM/24/0392: Dumbrells Church Platt**

T1 and T2 - Removal of Italian Cypress trees.

**CPC:** No objection - although the committee noticed that the address noted on the planning application form for the location of the trees was wrong.

**MSDC:** Permission granted

**h) DM/24/0128: 1 Mytten Close**

Two storey rear extension. Existing side windows to ground and first floor to be full height windows. Garage conversion. Larger window proposed to front wall of existing utility room. Wider window to first floor front elevation in bedroom. Pitched roof open porch to front door and new side window to front door.

**CPC:** Object. The proposed extension would take the property right up to the boundary of the neighbouring house at no 3 and due to the position of no 1 within the plot this would impinge on their privacy, outlook and daylight. Of particular issue is the first-floor extension rather than that of the ground floor. Therefore, committee objected to this application on the basis of DP26 Character and Design: does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution; CNP10a, the height, scale and form fit unobtrusively with the existing building and the character of the street scene and 10f the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. Also. CNP7a the scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and f the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

**MSDC:** Permission refused

**i) DM/24/0029: 9 The Brambles**

Reduce crown height of seven (7) Alders and two (2) Horse Chestnut trees by no more than two metres. Fell one (1) Alder where roots are exhibiting movement.

(Revised description 13/02/2024)

**CPC:** No objection  
**MSDC:** Permission granted

**j) DM/24/0169: Clayton House Courtmead Road**

(T1,T2 and T3) Beech tree, sycamore and lime (front garden) (T3) Birch Tree (back garden) Reduce all crowns by 2-3 metres.

**CPC:** No objection  
**MSDC:** Permission granted

**PL172 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.**  
None

**PL173 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 8.26 pm

Signed \_\_\_\_\_