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Parish Clerk: Sam Heynes
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Planning Committee

Minutes of the meeting held at 7.30pm on Thursday 11th January 2024

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

In Attendance: Mrs S Heynes (Clerk), Mrs A King and Mr A Symonds

Public Question Time: None present.

PL127 To receive apologies for absence

Cllr Podmore offered his apologies which were noted.

PL128 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.

PL129 To approve the minutes of the meeting held on 21st December 2023

The minutes of the meeting held on 21st December 2023 were noted and approved.

PL130 To note the Planning Action List

The action list was reviewed and updated.

PL131 To consider the following Planning Applications:

a) DM/23/3135: Woodpeckers, Courtmead Road

Single storey rear extension with a central dual pitched roof and roof windows

Comment: No objection

b) DM/23/3186: 12 Warden Court

Rear single storey extension to enlarge the existing kitchen

Comment: No objection

c) DM/23/3219: The Glass House, Whitemans Green

Proposed new oak framed garage/workshop and home office

Comment: Object. Committee reviewed this planning application in detail and objects on the basis of the following District and Neighbourhood Plan policies: DP26 Character and Design; the proposed building is disproportionately large compared to the existing dwelling and so did not address the character and scale of the surrounding buildings and landscape, particularly as this area is within the National Landscape (AONB) setting. CNP1 a i and ii, this proposed new development does not meet the height and scale requirements necessary for a development within the conservation area, and as stated before the design proposed was extremely large. The design does not follow CNP1 c) the guidance for conservation areas and National Landscapes, or CNP1 d) being a sensitive

proposal to the landscape as it also includes the removal of 4 trees. Details of the trees to be removed would be required to establish whether further objection to this would be made (e.g. age, type, size etc).

CNP5 c) this design would have an adverse impact on the landscape setting of Cuckfield, and CNP5 e) this does not conserve or enhance the landscape and scenic beauty of the High Weald National Landscape. Finally, CNP10 a) further endorses how this proposed development is of such a large size, the scale, height and form would not fit unobtrusively with the existing building.

The Committee further recommends a review of submissions made in respect of planning application DM/21/0819, specifically the representation letter entitled "A Catlow on behalf of Mr & Mrs Broome", as the committee believes that many of the detailed objections in this professionally prepared report (particularly in relation to the District Plan) are also pertinent to this application, on what is the adjacent site.

PL132 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No further update available, awaiting Taylor Wimpey legal representatives to contact the Parish Council's solicitor with land transfer documents.

PL133 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield

The committee reviewed the prepared response to planning applications DM/23/2867: Land East of Ansty Way, Cuckfield Bypass and DM/23/2866: Land East of Ansty Way, Cuckfield Bypass and were pleased with the content and tone and resolved to submit these to MSDC jointly on behalf of both Cuckfield and Ansty & Staplefield Parish Councils.

PL134 To receive an update regarding the review of the Neighbourhood Plan

A meeting was scheduled to continue the review process. The Clerk recommended traffic calming be added to the Neighbourhood Plan to add weight to any future requests made to WSCC.

PL135 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) **DM/23/3092 Church Bank House, Church Platt**

Oak tree in garden beside fence line overhanging footpath – reduce canopy by 1.5 metres

CPC: No objection

MSDC: Permission granted

b) **DM/23/2765: Haywards Heath Rugby Football Club Sports Pavillion, Whitemans Green**
Discharge of conditions 2, 3, 4, 5 and 6 in relation to DM/23/1174.

CPC: No comment

MSDC: Permission granted

PL136 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None.

PL137 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 design review panel meeting at MSDC regarding the Hanlye Lane development occurred prior to Christmas 2023, and appeared to have taken on board none of the comments submitted by this planning committee.