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Parish Clerk: Sam Heynes
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Planning Committee

Minutes of the meeting held at 7.30pm on Thursday 1st February 2024

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

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

Public Question Time: One member of the public joined the meeting to talk about item PL142 f) DM/24/0128 – 1 Mytten Close, expressing concerns about loss of privacy and requesting that errors and omissions within the planning application were rectified; for example the block plan was not represented accurately.

PL138 To receive apologies for absence
None.

PL139 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.

PL140 To approve the minutes of the meeting held on 11th January 2024
The minutes of the meeting held on 11th January 2024 were noted and approved.

PL141 To note the Planning Action List
The action list was reviewed and updated. Write to the golf course

PL142 To consider the following Planning Applications:

a) 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.

Comment: Committee welcomed the change of materials and withdrew their previous objection.

b) DM/24/0029: 9 The Brambles

To reduce crown in height on seven (7) Alders and two (2) Horse Chestnut trees.

Comment: No objection

c) 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.

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

d) 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.

Comment: No objection

e) 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.

Comment: 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. If MSDC were minded to approve this application there must be a compulsory replacement order issued. There was no arboricultural 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.

f) 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.

Comment: 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.

g) DM/24/0077: Court Meadow School Hanlye Lane

Discharge of conditions 13 and 15 in relation to DM/21/3755.

Comment: No comment

h) DM/24/0078: Court Meadow School Hanlye Lane

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

Comment: No comment

i) DM/24/0079: Court Meadow School Hanlye Lane

Non Material Amendment to application DM/21/3755 - to vary condition 2 list of approved plans - noted under heading 'Plans Referred to in Consideration of this Application' to vary the drawing listed as Proposed Site Plan 1660 PA 011 Rev (Submitted Date - 21.02.2022) with revised new drawing Proposed Site Plan 1660 PA

011 Rev C.

Comment: No comment

PL143 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

The Clerk had chased Taylor Wimpey again for an update regarding the legal paperwork for the land transfer.

PL144 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield

Cllrs Burton & Oversby-Powell had attended a meeting with MSDC regarding their District Plan Reg 19 consultation. MSDC had expressed the importance of it being approved as this would demonstrate there was enough new homes land supply without Cuckstye being required as a site.

PL145 To receive an update regarding the review of the Neighbourhood Plan and to consider the expenditure required for the following items:

a. the cost of obtaining information from AiRS and to consider going forward with any changes

The quote was much higher than anticipated and so would not be approved at this time. This would be reconsidered at a future date once a deeper understanding of the need for this had been established.

b. to investigate and apply for £125 to access the Sussex database

Committee resolved to approve and proceed with this.

c. to consider whether to instruct Steve Tilbury to assist with the review of the Neighbourhood Plan and the cost involved

Committee resolved to instruct Steve Tilbury to support preparation of the Neighbourhood Plan review.

PL146 To review Mid Sussex Consultation Submission Draft District Plan 2021-2039 (Regulation 19) for consultation from 12th January to 23rd February 2024 and consider our response

It was proposed to work with Ansty & Staplefield Parish Council to prepare a representation regarding this. Committee resolved to instruct Steve Tilbury to produce this. In parallel, SCAG were considering appointing a barrister from Landmark Chambers to represent their views regarding Cuckstye during the Inspector's hearing later in the year.

PL147 To note any planning and/or appeal decisions received from Mid Sussex District Council

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

Proposed new oak framed garage/workshop and home office.

CPC: 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).

- b) DM/24/0079: Court Meadow School, Hanlye Lane**
Non Material Amendment to application DM/21/3755 - to vary condition 2 list of approved plans - noted under heading 'Plans Referred to in Consideration of this Application' to vary the drawing listed as Proposed Site Plan 1660 PA 011 Rev B (Submitted Date - 21.02.2022) with revised new drawing Proposed Site Plan 1660 PA 011 Rev C.
CPC: No comment
MSDC: Permission refused
- c) DM/21/3938: Dumbrells, Church Platt**
Variation of condition no 2 relating to planning application DM/18/3863 - to allow for revised plans to amend the design of the extensions and modifications to the dwelling. (Amended plans received 17.06.2022)
CPC: Please can MSDC provide a clear explanation of this planning application as the committee did not understand what was being requested. What was this application seeking to achieve? There were no original plans vs new plans to demonstrate the changes being requested, and condition 2 referred to all plans that had been previously submitted and approved.
MSDC: Permission granted
- d) 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.
CPC: No objection
MSDC: Permission granted

PL148 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data
None.

PL149 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 location of the oak tree to be planted near Barrowfields was reviewed and it was agreed to plant the tree is the originally agreed location.

Meeting Closed at 8.45pm

Signed _____