

CUCKFIELD PARISH COUNCIL
The Queen's Hall, High Street, Cuckfield, West Sussex, RH17 5EL



Planning Committee

Minutes of a Meeting held at 7.30pm on 18th October 2018

Present: Mr A Burton, Mr W Faas, Mrs A King, Ms F Laing, Mr P Mantripp, Mr S Oversby-Powell, Mr M Sambrook

In Attendance: Ms S Heynes (Clerk), Mrs M Dormer

PL098 Apologies for absence

Received from Mr C Mercer. Mr Mercer had advised the Chair and Clerk that he intended to stand down from the Planning Committee with immediate effect for personal reasons. This was accepted.

PL099 Declarations of interest

None

PL100 Public Question Time

One member of the public was present and spoke regarding planning application DM/18/3008 Pelham House, London Road. A suggestion was made that the Parish Council write to MSDC to ask why Cuckfield Neighbourhood Plan had not been taken into account during the decision making process, and to ask for clarification of the term 'in scale'. The planning application submitted in 2011 regarding Pelham House had stated there would be no more double rooms used for residents, as there was no intention to increase the number of residents. This was clearly not the case.

Further to this, the debate regarding the planning decision was found to be confusing as reference was made several times to the Inspector's report even though there had been 2 further updates since then. The Inspector's report was out of date, and it ignored both Cuckfield's Neighbourhood Plan as well as the District Plan. Council resolved to write to the Secretary of State and MSDC regarding this as the decision made was felt to be in error as it had been based on inaccurate facts. Mrs Dormer would work with Mr Burton to draft a letter to Secretary of State.

PL101 To approve the minutes of the meeting held on 27th September 2018

The minutes of the meeting of the 27th September 2018 were taken as read, confirmed as a true record and signed by Cllr Burton.

PL102 To note any matters arising from the minutes not included elsewhere on the agenda

None.

PL103 To note the Planning Action List

Members considered the Action List noting the items that had been completed and the current position with those items outstanding.

PL104 To consider the following Planning Applications:

- i. DM/18/4003: 15 Callender Walk**
Erection of a single storey rear extension extending beyond the rear wall of the original house by 4.4m, to a maximum height of 3.8m and the height of the eaves to 2.8m.
The Clerk was instructed to contact MSDC as there were no plans on the website. How was it possible to validate this application without a set of detailed plans?
- ii. DM/18/3936: The Dell, Tower House Close and Waterhouse Square**
Tree works; see schedule for full details.
No comment.
- iii. DM/18/3905: The Manor House, 14 Manor Drive**
Discharge of conditions 13, 14, 15, 16, 17 and 18 relating to planning application 13/03637/FUL.
No objection.
- iv. DM/18/3338: 6 Waterhouse Square**
Proposed single storey rear extension kitchen/dining room with Velux windows.
No further comment.

DM/18/3863: Dumbrells, Church Platt

Proposed modification and extension of existing dwelling to include removal of two outbuildings and an existing garage (in part) to form modified existing vehicle access and detached garage building.

Cuckfield Parish Council objected to this planning application. Whilst the plans were clearly proposing an improvement to the existing building, it was felt that the scale of the plans were disproportionate to the size of the existing building and plot. The plans would cause a loss of light for the neighbours, and the height of the house would be overbearing for the neighbours, especially considering the proximity to the Grade 1 listed Holy Trinity Church.

Neighbourhood Plan policies CNP10a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene; b) spacing between buildings would respect the character of the street scene; f) the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Also CNP 1a) is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of: a) height, scale, spacing, layout, orientation, design and materials of buildings; b) the scale, design and materials of the public realm (highways, footways, open space and landscape); b) is sympathetic to the setting of any heritage asset; f) will not result in unacceptable levels of light, noise, air or water pollution and g) makes best use of the site to accommodate development.

- v. DM/18/3909: 15 Bylanes Crescent**
First floor extension over existing ground floor to provide additional bedroom and bathroom, infill under existing front bay window
No objection.

DM/18/4020: Webster House Whitemans Green

Outline application for proposed terrace of 3 attached cottages and detached garage block with access from the site onto Staplefield Road

No objection. Whilst it was understood that this development was in the AONB (as per CNP5e), other policies outweighed this in terms of accommodating these houses. The proposal to build houses adjacent to the existing property would not impact the local area views, and Cuckfield had a need for smaller houses.

PL105 To receive any updates on taking over of the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

The previously planned meeting was cancelled and rescheduled for 30th October 2018.

PL106 To receive any update regarding the Court Meadow School site and Asset of Community Value nomination.

No update.

PL107 To consider the Site Allocation Documents relating to Cuckfield and neighbouring Ansty, received from MSDC (previously circulated), and agree comments for feedback before 19th October 2018.

Mr Burton agreed to draft a response for submission to MSDC. These comments would be appended to these minutes.

PL108 To receive an update regarding the Northern Arc

Mr Mantripp would look at the plans and make a response on behalf of CPC.

PL109 To consider the report of a new road opening onto the B2036 South Road from Laines Organic Farm (previously circulated)

It was noted that MSDC had advised planning permission would be required for such an access road, and that they would be liaising with the farm owners to advise the road was not permitted.

PL110 To consider quotes received to undertake a condition survey of Courtmead Road

Council resolved to instruct Graves Jenkins.

PL111 To note the Tree Preservation Order on land adjacent to Broxmead Lane, Cuckfield

Noted.

PL112 To note the MSDC Planning Policy update and consider any response

Council deferred their response to this and requested this item be added to the next planning meeting.

PL113 To note any planning and/or appeal decisions received from Mid Sussex District Council:

DM/18/3008: Pelham House, London Road

Proposed single storey rear extension to form 4no. new ensuite bedroom facilities

CPC: Recommended refusal

MSDC: Permission

DM/18/3339: 1 Longacre Crescent, Cuckfield

Proposed two storey side extension

CPC: No objection

MSDC: Permission

DM/18/3505: Chownesmead Cottage, Chownes Mead Lane

To confirm that a meaningful and lawful start has occurred under the details approved under planning permission reference dm/15/3119.

CPC: No comment

MSDC: Approved

DM/18/0829: Yew Tree Cottage, London Lane

Replace vertical tiling to rear of property and insertion of insulation

CPC: No objection

MSDC: Permission

AP/18/0038: Kingsleys, High Street

Erection of single storey rear extension and glazed link. Conversion of outbuilding to provide a utility, WC and larder, demolition of modern conservatory and erection of replacement garden room. (Amended plans received 20.10.2017).

CPC: No comment

MSDC: Dismissed

PL114 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

None.

PL115 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.

The meeting closed at 8.30pm

Signed_____

PL107 To consider the Site Allocation Documents relating to Cuckfield and neighbouring Ansty, received from MSDC (previously circulated), and agree comments for feedback before 19th October 2018.

The response submitted is detailed below:

CPC has reviewed the latest methodology for considering potential development sites included in the latest SHELAA.

Further to the discussions held with yourself in July, we are very disappointed to see that Neighbourhood Plans are included in the assessment methodology almost as an afterthought – once all other assessments have been completed (Section 4.6). This does not provide the avenue for input from local assessments, by the people who know the sustainability of the areas the most, which we were expecting.

In particular and as we mentioned, the Cuckfield Neighbourhood Plan (CNP) has substantial supporting evidence justifying its policies (noted as being in conformity with the emerging District Plan), which has all been reviewed in detail through the examination stage of the CNP and found to be robust. In key areas, the SHELAA assessment has already been undertaken by the Parish Housing Land Availability Assessment (PHLAA) as part of the CNP site assessment, and it is therefore very disappointing to see that MSDC is, again, not intending to be informed by the evidence it holds, at a much earlier stage. The 'traffic light' assessment approach needs to be as objective as possible by being supported with similar robust evidence, to demonstrate to local residents the decision making process.

To try and avoid the great difficulties which MSDC has encountered in the past with parish and town engagement on previous SHLAAs, we would strongly urge a wider role for Neighbourhood Plans and the teams who prepared them. There are many in the community who now have a detailed knowledge of the planning process and who could help you with the difficult task at hand – perhaps ask them as a starter to undertake a first review of each site against a pro-forma set out by MSDC.

We aware that the Secretary of State approved an additional 500 houses (at Crawley Down in particular) just days before the District Plan was agreed. This number, alongside other recent permissions, should reduce the 2,500 which MSDC are expecting from the towns and parishes, rather than create a buffer beyond even that included in the Plan.

The application of the '150m rule' for areas outside of built-up boundaries is arbitrary and local conditions must be taken into account rather than use of blanket policies. Again, Neighbourhood Plans should help you here.

We hope that the above comments are helpful.