

**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 3<sup>rd</sup> January 2019**

**Present:** Mr A Burton, Mrs A King, Mr S Oversby-Powell, Mr M Sambrook

**In Attendance:** Mrs M Dormer, Mrs Sam Heynes (Clerk)

**PL159 Apologies for absence**

Apologies were received from Mr W Faas, Mrs F Laing and Mr P Mantripp.

**PL160 Declarations of interest**

None

**PL161 Public Question Time**

No members of the public were present.

**PL162 To approve the minutes of the meeting held on 13<sup>th</sup> December 2018**

The minutes of the meeting of the 13<sup>th</sup> December 2018 were taken as read, confirmed as a true record and signed by Cllr Burton.

**PL163 To note any matters arising from the minutes not included elsewhere on the agenda**

None

**PL164 To note the Planning Action List**

Actions were noted. The Clerk was instructed to submit the comments previously circulated regarding the Gatwick Airport consultation before the deadline of 10<sup>th</sup> January 2019 (attached to the end of the minutes).

7.40pm Mr A Burton arrived.

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

**a) DM/18/3863: Dumbrells, Church Platt**

Proposed modification and extension of existing dwelling to include removal of two outbuilding and an existing garage (in part) to form modified existing vehicle access and detached garage building and workshop building. (Amended plans and description 10/12/2018)

Object. Upon reviewing the updated plans there was not felt to be enough of a change to warrant a different recommendation by Council. All comments still applied.

**b) DM/18/4903: Annandale, Broad Street**

Proposed replacement windows and doors  
No objection.

**c) DM/18/4595: 47 Laines Farm Cottages, Newbury Lane**

Retrospective application for new farm gate access, land off South Street Object. Committee felt this would be a dangerous place to allow access onto a 60mph road, as visibility would be insufficient to allow traffic to leave the site safely. Any adequate visibility splays would require significant ancient hedgerow removal. CNP16a safely located vehicular and pedestrian access with adequate visibility, and CNP4a protecting ancient or species rich hedgerows.

**PL166 To consider the following Planning Appeals:**

- i. **AP/18/0081: Birch House, Courtmead Road**  
Proposed single storey three bedroom dwelling with associated access onto Broad Street  
The Clerk was instructed to submit an objection to the Planning Inspectorate on the same basis as previously documented.
- ii. **AP/18/0086: Thorpedale, Broad Street**  
Proposed part underground two storey dwelling and driveway together with associated hard and soft landscaping  
The Planning Committee previously did not object to this application and views were unchanged, therefore no submission would be made to the Planning Inspectorate.

**PL167 To receive any updates on taking over of the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development**

MSDC had requested the detailed changes to plans and drainage reports be completed by Taylor Wimpey as they had still not been submitted. They had granted an extension to Taylor Wimpey to allow additional time for this to be completed.

**PL168 To note any planning and/or appeal decisions received from Mid Sussex District Council:**

- i. **DM/18/4652: Whitmore, London Road**  
Demolition of existing conservatory with single storey rear extension to enlarge kitchen/living room  
CPC: No Objection  
MSDC: Certificate Of Lawful Use Or Development (Proposed)
- ii. **AP/18/0046: Copyhold Lodge Barn, Copyhold Lane**  
Demolition of existing conservatory with single storey rear extension to enlarge kitchen/living room  
CPC: Object  
MSDC: Permission Granted

**PL169 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring**

AP/18/0046 Copyhold Lodge Barn to be added to the monitoring indicators spreadsheet.

**PL170 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.

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**Gatwick Airport Consultation Response:**

Cuckfield Parish Council has reviewed the consultation documents and councillors have visited the airport as part of the open days. Changes to the airport operating regime would impact the parish and we would therefore wish to make the following three points:

1. **Aircraft noise** – planes are regularly observed over the village, often in a continuous stream which is clearly part of in/out-bound flight-paths. Whilst they may be high enough at this location to not be highlighted as a major impact, they are still very noticeable and disruptive. Therefore, the Council would comment that any increase in airport capacity must be linked to the proposed redesign of south-east England flight paths, to nullify these issues.
2. **Infrastructure links** – Aside from the M/A23 highway and Brighton rail mainline, Gatwick is very poorly served for transport (particularly east-west), with much of the existing already at capacity. Therefore, any increase in airport capacity must be linked to significant investment in road and rail links to reduce impacts on the surrounding villages.
3. **Housing** – Mid Sussex District already has already had a substantial increase in future housing numbers imposed on it by government, as part of the recent District Plan settlement. Whilst further increases in airport capacity may bring economic benefits, this will come at a major cost to the countryside and rural environment, as even further housing will be needed to cater for the additional workers. This will, in turn, lead to further congestion, and pressure on under-resourced civic infrastructure such as schools and medical facilities.

Overall, any increase in airport capacity must be accompanied by a region-wide and multi-agency masterplan which addresses all these issues – you cannot simply follow an approach of “we’ll sort out the airport first; someone else will maybe do something about the rest (if it gets too bad)”, as we know it will result in chaos. Your business profit must not be put ahead of the wellbeing of thousands of residents.