



The Queen's Hall
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Parish Clerk: Noemi Ripert
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Planning Committee

Minutes of the meeting held at 7.30pm on Thursday 21st November 2024

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

In Attendance: Mr A Symonds, Mrs N Ripert (Clerk) & Mrs K West (Communications & Admin Officer)

Public Question Time: None present

PL104 To receive apologies for absence.

Cllrs Podmore and Morgan offered their apologies which were noted.

PL105 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

PL106 To approve the minutes of the meeting held on 31st October 2024.

The minutes of the meeting held on 31st October 2024 were noted and approved

PL107 To note the Planning Action List.

Noted

PL108 To consider the following Planning Applications:

a) DM/24/2616: Quest Cottage Ockenden Lane

(T3) Cedar Tree - crown reduce by 2.5m to remove overhanging and dead branches.
Hawthorne - reduce crown by 2.5m.

Comment: No objection

b) DM/24/2673: Cuckfield Lawn Tennis Club Cuckfield Recreation Ground High Street

Refurbishment of clubhouse including internal alterations, new bifold doors to clubroom, new accessible WC, external landscaping alterations to provide new accessible ramp to courts and clubhouse

Comment: No objection

c) DM/24/2727: 6 Leyton Lea

Demolish existing garage and garden outbuilding. Construct new single storey garage.

Comment: No objection

d) DM/24/2732: Bentleys 2 Hatchlands

Proposed single storey rear extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Comment: No comment

e) DM/23/2866: Land East Of Ansty Way, Cuckfield Bypass

Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping. (Additional information received on 8th November 2024).

Comment: Objection - Committee noted that the site was not included in the District Plan and that the Highways Agency hadn't answered the questions regarding the traffic issues that were raised. The committee resolved to wait for the response from the planning consultant, Steve Tilbury, currently reviewing the objection report previously submitted.

f) DM/23/2867: Land East Of Ansty Way Cuckfield Bypass.

Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use. (Additional information received on 8th November 2024).

Comment: Objection - Committee noted that the site was not included in the District Plan and that the highways agency hadn't answered the questions regarding the traffic issues that were raised. The committee resolved to wait for the response from the planning consultant Steve Tilbury currently reviewing the objection report previously submitted.

g) DM/24/2752: Haywards Heath Rugby Football Club Sports Pavilion

Discharge of planning conditions 10,11 and 13 relating to planning application DM/23/1174.

Comment: No comment

PL109 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

No further updates were available. The Clerk was due to follow-up with Taylor Wimpey.

PL110 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.

The committee was waiting for the response from the planning consultant, Steve Tilbury, who currently was reviewing the objection report previously submitted regarding the proposed Cuckstye development.

PL111 To receive an update regarding the review of the Neighbourhood Plan.

The next Neighbourhood Plan review meeting was planned for the 28th November 2024.

PL112 To receive an update regarding the consultation on the proposed reforms of the National Planning Policy Framework (NPPF) and other changes to the planning system.

No further updates were available.

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

a) DM/24/2305: 1 Hatchgate Lane

Single storey side extension to enlarge kitchen and associated alterations to windows and doors.

CPC: No objection

MSDC: Permission granted

b) DM/24/2315: 3 Halleighs Whitemans Green

Proposed single storey rear extension to enable the reordering of internal spaces and formation of new covered side entrance way. The application includes a side access gate.

CPC: No objection

MSDC: Permission granted

c) DM/24/2301: 2 Briar Cottages Brainsmead Close

Demolition of existing lean-to extension and replacement with a new flat roofed extension. Associated alterations to fenestration and garden access.

CPC: No objection

MSDC: Permission granted

d) DM/24/2350: Land To Rear Of 53,55 And 57 Buttinghill Drive

Group of Hazel Trees - Cut back to fence line by 1-2 metres.

CPC: No objection

MSDC: Permission granted

e) DM/24/2454: 21 The Highlands

1 x English Oak - Crown lift 4m from ground and cut back 2m from building.

CPC: No objection

MSDC: Permission granted

f) DM/24/2437: 32 Mytten Close

(T1) Oak - Reduce canopy by up to 2m.

CPC: No objection

MSDC: Permission granted

PL114 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

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

Meeting Closed at 8.27pm

Signed _____