



MID SUSSEX
DISTRICT COUNCIL

Agenda Update Sheet

Planning Committee A

Date: 17th January 2019

PART II – RECOMMENDED FOR APPROVAL

ITEM 6

APPLICATION: DM/18/2912

Representations

A letter has been received on behalf of an objector to the scheme. This has been circulated to Members. In summary it makes the following points

- Great Crested Newts were found in the neighbour's pond on 2 June 2016. So far as our client has been able to ascertain GCN have continued to use the pond in subsequent springs
- the officers report and habitat survey have proceeded on an incorrect factual basis
- the proposed development will be within the terrestrial habitat of the GCN
- our clients assertion is that there is a public right of way through the site and the public already has a right to walk there and therefore the District Council should re open the site to allow access

A letter has been received from the applicant's agent making the following points in response to the request for a footpath across the application site.

- The District Council's Cabinet report of 23rd December 2013 details the history of the land in question. It is acknowledged that over the years it has been used for growing turf, as a playing field for the local school and for casual use. It is also confirmed that the site has been enclosed and locked since December 2013.

-The landowner has no knowledge of any existing footpath across the site and would not anticipate giving permission for a footpath to be provided. There is an existing footpath across the nearby cemetery which provides an adequate north-south pedestrian route in this part of Cuckfield.

-I note the Committee report (under the heading 'Application for a Public Right of Way') refers to the third party request for a footpath on the application site and states that this matter does not significantly impact on the planning merits of the proposal, even in the highly unlikely scenario that the request be approved. The applicant concurs with this view.

ITEM 9

APPLICATION: DM/18/4388

The applicant's agent has provided additional drawings and illustrative models to show how the two storey extension will affect light received by the conservatory at No 32 Stuart Way.

ITEM 10

APPLICATION: DM/18/4414

Page 149 Further 2 letters received raising concerns over the recommendation for approval, seeking clarification for Members on the proposed privacy screen, reiterating concerns regarding the impact of the development upon Ruthven Close property in respect of privacy, rainwater runoff, potential damp, disruption of new construction upon neighbours amenities.

The applicant's agent has provided additional plans to illustrate the privacy screen for Bedroom 3, with an indicative view and revised West elevation.

Page 151 – For clarity the reasons for refusal for the application under DM/18/1253 are reproduced below:

1. The proposed development would by reason of its scale, design and relationship with its neighbours be an unsustainable form of development that would cause significant harm to the character of the area and the amenities of the adjacent residents. The development therefore conflicts with Policy DP26 of the District Plan, and Policies CNP1 and CNP7 of the Cuckfield Neighbourhood Plan and paragraphs 7, 12, 14, 17, 150, 196, 197 and 198 of the NPPF.
2. The proposed development would lead to the loss of mature trees on the eastern site boundary and this would adversely impact upon the character and appearance of the area. Consequently this application fails to accord with District Plan Policy DP37.

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