

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 4th July 2018

Present: Mr A Burton (Chairman), Mr M Sambrook, Mrs A King, Mrs F Laing, Mr C Mercer, Mr S Oversby-Powell

In Attendance: Mrs M Dormer, Mrs C Hansen (Assistant Clerk), Mrs S Heynes (Clerk)

PL036 Apologies for absence

Received from Mr W Faas and Mr P Mantripp.

PL037 Declarations of interest

None

PL038 Public Question Time

1 member of the public attended to speak regarding DM/18/2301 Birch House, Courtmead Road.

PL039 To approve the minutes of the meeting held on 14th June 2018

The minutes of the meeting of the 14th June 2018 were taken as read, confirmed as a true record and signed by the Chairman.

PL040 To note any matters arising from the minutes not included elsewhere on the agenda

None

PL041 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.

PL042 To consider the following Planning Applications:

i. DM/18/2301: Birch House, Courtmead Road

Proposed single storey three-bedroom dwelling with associated access onto Broad Street

Recommend for refusal.

Whilst Council commended the design of the proposed dwelling, they felt that the plans were inappropriate for a conservation area and could lead to further gardens being developed in this way should this application be approved. Concerns were also expressed over the addition of another driveway access to this area of Broad Street, also within the conservation area.

CNP 1 – Design of New Development & Conservation a) i) will disturb the balance of the spacing of properties within this area and CNP 7 a) this would not meet the

character of the street scene and b) spacing between the buildings would not respect the character of the street scene.

Mr Sambrook arrived at 7.55pm.

- ii. **DM/18/2474: 14 Horsgate Mews, Hanlye Lane**
(T1) Oak – Fell.
Object on the basis of there being no arboricultural report for review, as per MSDC requirements.
- iii. **DM/18/2345: 3 Hanlye Lane**
Single storey rear extension to extend existing kitchen to form dining area and provide additional bedroom with en-suite
No objection.
- iv. **DM/18/2193: Chownesmead, Chownes Mead Lane**
Full Application: Change of use from a residential dwelling (Use Class C3) to a hotel (Use Class C1) including installation of a lift shaft and minor internal alterations to the Listed Building. Conversion of the garage building with ancillary residential accommodation at first floor level to a yoga studio at ground floor level and additional hotel room at first floor level. Extension to the pool enclosure building previously permitted under reference 14/04433/HOUS.
No objection.
- v. **DM/18/2201: Chownesmead, Chownes Mead Lane**
Listed Building Consent: Change of use from a residential dwelling (Use Class C3) to a hotel (Use Class C1) including installation of a lift shaft and minor internal alterations to the Listed Building. Conversion of the garage building with ancillary residential accommodation at first floor level to a yoga studio at ground floor level and additional hotel room at first floor level. Extension to the pool enclosure building previously permitted under reference 14/04433/HOUS.
No objection.
- vi. **DM/18/2475: 11 Ledgers Meadow**
Construction of a single-storey rear extension with a two-storey side extension and internal alterations to the existing dwelling.
No objection.
- vii. **DM/18/2544: 1 Braynesmead Cottages, Whitemans Green**
Demolition of existing garage and erection of new garage with storage over (resubmission of approved planning application DM/17/4871).
Recommend for refusal.
CNP 1 – Design of New Development & Conservation a) i) the height and scale of the proposed building was disproportionate to the space on site, within the curtilage of the dwelling house.
- viii. **DM/18/2545: 1 Braynesmead Cottages, Whitemans Green**
Listed Building Consent for demolition of existing garage and erection of new garage with storage over (resubmission of approved reference DM/17/4878).
Recommend for refusal.
CNP 1 – Design of New Development & Conservation a) i) the height and scale of the proposed building was disproportionate to the space on site, within the curtilage of the dwelling house.
- ix. **DM/18/2119: The Cooperative Food, Whitemans Green**
Non-material amendment to planning application DM/15/0495 - including communal door to lobby, no gables on side elevation, retention of window on side elevation for bathroom.
No comment.

x. **DM/18/2325: Garage, 15 The Highlands Cuckfield**

To replace flat roof concrete sectional garage with a new green oak open sided garage that is L shaped to include storage at the rear.

No objection.

PL043 To receive any updates on taking over the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

Mr Burton provided a summary of the meeting held with MSDC and Taylor Wimpey (minutes previously circulated), mentioning the proposed bi-annual monitoring of the site by Taylor Wimpey and the knee high barrier to be erected around the back of the pond for safety. Taylor Wimpey also suggested that they would offer a 'warranty' for the SUDS, which would remove the financial risk to the Parish Council in case of SUDS failure in the future. In the event that this was agreed, there would be no further reason not to proceed with taking over the open space.

MSDC attended the site today with the Assistant Clerk to identify locations for waste and dog bins. These locations would be advised to Taylor Wimpey, as well as permission to proceed with installation of the bins as soon as MSDC were able to include them on the schedule for collection.

PL044 To note any planning and/or appeal decisions received from Mid Sussex District Council

DM/18/1687: Vine Cottage South, High Street

Extension of existing downstairs WC into existing store/garage to form new shower room (in new extension of the house)

CPC: No objection to DM/18/1685 (withdrawn)

MSDC: Permission

DM/18/1855: Cedar House, 5 Bevan Bank

Conversion of integral garage to living space, partial removal of existing close boarded fencing to front elevation and replacement with brick piers with inset metal railings, with matching automatic gates. removal of existing timber garage outbuilding and replacement with new brick built garage with attic room to the rear of the property. construction of new flat roofed extension to the rear of the house with an "al fresco" outdoor seating area with wc / changing room and pool plant room. construction of a new in ground 10m x 4m approx) swimming pool with patio and decking around the pool area with decorative walling to the perimeter. (revised garage plans received 22/05, revised house plans 24/05 and additional plans received 25/06)

CPC: No objection

MSDC: Permission

DM/18/1913: 18 Brainsmead Close, Cuckfield

(amended plans received 13/06/2018) two storey side extension and porch.

CPC: No objection

MSDC: Permission

PL045 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

None.

PL046 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 development at Cuckfield Golf Course had new plans available; the Clerk was instructed to invite the owner to the next Planning meeting to present his plans.

Mr Burton and the Clerk attended a meeting at MSDC to discuss where the newly adopted District Plan is not in conformity with the Cuckfield Neighbourhood Plan (CNP); in particular the different thresholds for affordable housing, where the District Plan policy DP31 (30% affordable housing required on sites of over 11 dwellings or 1000m²) superseded the Neighbourhood Plan policy CNP8 (30% for 4 and over). CNP8 therefore now carried limited weight in any future planning application determination. Mr Burton requested that any councillor who had concerns about the non-conformity contact the Clerk for a future agenda item, as it was not proposed worthwhile updating the CNP for this single policy.

The adopted District housing numbers were also discussed with MSDC, and it was explained that the targets were based on an aggregate within the settlement hierarchy (Policy DP4 and DP6 - Cuckfield being a category 2 settlement) rather than for individual towns and parishes. Work on the Strategic Housing and Economic Land Availability Assessment (SHELAA) is underway to reassess all sites, and this would be at a high level. CPC requested that they should assimilate the detailed evidence presented in Neighbourhood Plans as part of this process, which MSDC indicated they would review. The fact that the CNP had its own allocated housing sites and housing targets, including a sensible windfall, meant that it was in conformity with the DP in this regard.

The meeting concluded at 8.37pm.

Signed _____