

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 26th July 2018

Present: Mr M Sambrook (Chair), Mr A Burton, Mr W Faas, Mr P Mantripp, Mr S Oversby-Powell

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

PL047 Apologies for absence
Received from Mrs A King, Mrs F Laing and Mr C Mercer.

PL048 Declarations of interest
None

PL049 Public Question Time
None present.

Mr Oversby-Powell arrived at 7.35pm.

PL050 To approve the minutes of the meeting held on 4th July 2018
The minutes of the meeting of the 4th July 2018 were taken as read, confirmed as a true record and signed by the Chairman.

PL051 To note any matters arising from the minutes not included elsewhere on the agenda
It was reported that the garage at Braynesmead Cottages (application reviewed previously DM/18/2544) had been demolished ahead of any planning decision. This would be checked by Mr Oversby-Powell and MSDC contacted for clarification.

PL052 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.

PL053 To consider the following Planning Applications:

- i. **DM/18/2662: Wealdlye Tollgate Lane Whitemans Green**
Trees in a Conservation Area. Flowering Plum/ Cherry Tree - Fell. Eucalyptus (alpine gum) remove the lower trunk fork that leans towards the garden.
No objection to the removal of the lower trunk fork of the eucalyptus tree. Cuckfield Parish Council will be very disappointed to see the removal of the flowering plum/cherry tree as this will negatively impact the street scene in the conservation area.

- ii. **DM/18/2882: 2 Horsgate View, Horsgate Lane**
Proposed dormer to existing rear roof slope. 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.
No comment.
- iii. **DM/18/2879: 2 Horsgate View, Horsgate Lane**
Proposed kitchen porch and first floor side extension over existing
No objection.

Mr Burton arrived at 7.50pm.

PL054 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. TW had produced a report claiming the CPC report was inaccurate. Since the meeting we have had a chance to review this report and Mr Burton would draft a response. They'd identified one of the banks was lower, this would be raised to the correct level. TW would consider clearing back the banks now as per CPC's advice however they would prefer to wait until Autumn due to concerns about dormice. The design report for the pond was required before MSDC would consider discharging the planning conditions/Enforcement Notice. TW would provide annual surveys to monitor the pond. A follow up meeting was scheduled for September.

PL55 To receive updates on the Court Meadow School site and Asset of Community Value Nomination

Cuckfield Parish Council were disappointed with feedback received from Cllr Salisbury regarding the Asset of Community Value nomination. Mr Burton had responded to his comments to counter the claim of there being difficulty to access the site on foot, advising that there was a footpath running along the road behind the roadside hedge. Also, the claim that the site would not be for community use was corrected with information regarding the proposed education link with a small hall to be erected.

It was resolved to contact Cllr Garry Wall to provide further details of the Parish Council's proposal for the site; Mr Burton would draft the email.

PL56 To consider the feedback from MSDC regarding tree planning applications

The Clerk and Assistant Clerk would obtain training from the Tree Planning Officer to enable relevant advice to be provided in future. Clarification was required to understand when the TPO had already visited a site if there was no report on the Planning Portal at the time of reviewing the application, as without this we would not understand the advice being provided.

PL057 To note any planning and/or appeal decisions received from Mid Sussex District Council

DM/18/2050: Laurel House, 21 Manor Drive

Tree one – remove, Tree two - remove

CPC: Recommend Refusal - CPC would like to see evidence of the condition of the tree which is claimed to be dead, via an arboriculture report as requested in the MSDC application form.

MSDC: Permission

DM/18/2474: 14 Horsgate Mews, Hanlye Lane

(T1) Oak – Fell.

CPC: Object on the basis of there being no arboriculture report for review, as per MSDC requirements

MSDC: Permission

DM/18/2181: 3 Old Park Close, Cuckfield

T3(OAK) - Remove 4m from branch length

CPC: No Objection

MSDC: Permission

DM/18/2191: Woodbine Cottage, London Lane, Cuckfield

Proposed hurdle panel fence behind existing wall on front western boundary.

CPC: No Objection

MSDC: Permission

DM/18/2134: Wealden House, Whitemans Green, Cuckfield

Prior approval for change of Class A1 (shop) into Class C3 (dwelling).

CPC: Recommend Refusal

MSDC: Refused

CONCLUSION The proposed development fails to comply with permitted development criteria as stated under Part 2, Class M.1 (g) of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended on the basis it is located on article 2(3) land, within the Whitemans Green Conservation Area; as such prior approval is refused. Decision

DM/18/0708: Melbury Cottage, Brainsmead, Cuckfield

Discharge of planning condition number 4 relating to planning application

DM/16/5484.

CPC: No Objection – CPC wish to see the hedge protected from any damage.

MSDC: Approved

DM/18/2293: Clayton House, Courtmead Road, Cuckfield

T3(OAK) – Holly Tree - Fell

CPC: No Objection

MSDC: Permission

DM/18/2197: Brown Cottage, Tylers Green, Cuckfield

Erection of a single storey side/rear extension forming a new Orangery.

CPC: No Objection

MSDC: Permission

DM/17/5223: Knowle Wood, London Road, Cuckfield

Proposed 2 storey side extension to provide carport, new entrance lobby, bedroom and bathroom.

CPC: No Objection

MSDC: Permission

PL058 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

Two impacts to be noted:

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MSDC: Permission

- PL059** 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 concluded at 8.15pm.

Signed _____