

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 15th February 2018

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

In Attendance: Ms Caroline Hansen (Assistant Clerk)

PL184 Apologies for absence
Mr N Page

PL185 Declarations of interest
None

PL186 Public Question Time
No members of the public were present.

PL187 To approve the minutes of the meeting held on 25th January 2018
The minutes of the meeting of the 25th January 2018 were taken as read, confirmed as a true record and signed by the Chairman.

Mr S Oversby-Powell arrived at 7.35pm

PL188 To note any matters arising from the minutes not included elsewhere on the agenda
None

PL189 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.

PL190 To consider the following Planning Applications:

- i) **DM/18/0246: 52 Chapelfields**
To convert garage into utility room
No objection
- ii) **DM/18/0465: The Pad Courtmead Road**
Trees in a Conservation Area T1 - Removal of all failed limbs back to suitable growth point. 1.5m reduction. Deadwood. TG1 - x 3 Cherry.
Prune 1m away from road.
No objection
- iii) **DM/17/5223: Knowle Wood London Road**
Proposed two storey side extension to provide carport, new entrance lobby, bedroom and bathroom. Description amended 02.02.2018 to include proposed new vehicular access onto London Road.
No objection

- iv) **DM/18/0343: Rowan House Whitemans Green**
Resubmission of planning application DM/16/4518 to include half height window and new internal staircase on garage. Gable end to first floor extension instead of barn hip roof on main house.
No objection
- v) **DM/18/0515: Ockenden Manor Hotel Ockenden Lane**
Oak Tree - Crown Lift to a height of 5 metres from the ground reducing branches overhanging the garage by approximately 3 metres.
No objection

PL191 To receive any updates on taking over the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development
No update.

PL192 To note any planning and/or appeal decisions received from Mid Sussex District Council
The new Planning Decisions Log was reviewed and noted.

The Chairman requested to include only those applications where CPC and MSDC differ in opinion in order to review impacts on the Neighbourhood Plan (PL193 hereunder). The Chairman requested the log be updated and a graph prepared prior to the APM to be held on 1st March 2018.

PL193 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring
Ongoing in conjunction with PL192.

PL194 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

- i) **DM/17/5083: New house at land west of Butler's Green, Haywards Heath**
Cuckfield Parish Council has belatedly been made aware of the Butlers Green planning application. Whilst not within the parish of Cuckfield, it is contiguous with the boundary.
Cuckfield Parish Council objects to this application on the grounds that it is outside of the built line of the adopted Haywards Heath Neighbourhood Plan and the site was discounted during the development of the Plan. Bearing in mind that this is the last land parcel between Cuckfield and Haywards Heath, it is critical that this application for a single dwelling and garage is refused so as to maintain a clear boundary between the town and the village.

The application would have a detrimental effect on;

- a) The nearby Paige's Meadow and Blunts Wood;
- b) The development would also add another entrance/exit point on to the very busy Tyler's Green roundabout, which is already over capacity in terms of vehicle movements;
- c) It erodes the final remaining 'coalescence gap' open space between Haywards Heath and Cuckfield along the interlinking road;
- d) It will seriously impact the wildlife corridor between the two settlements;
- e) It has significant implications for erosion of distinctiveness within the area;
- f) It will impact on the Grade 2* listed building, which has major historical significance for the area, in terms of its ownership in the 17th century by the key local family.

If the application was within the parish boundary, our objection would be based on the following Cuckfield Neighbourhood Plan policies:

CNP 1(a) heritage and distinctive character;
CNP 1(b) neighbouring heritage asset;
CNP 3 preventing coalescence;
CNP 4 protect and enhance biodiversity;
CNP 5 protect and enhance the countryside.

ii) Barkers Garage, Brook Street, Cuckfield

At the request of Strutt & Parker it was agreed to invite representatives to the next Planning meeting to be held on 8th March 2018.

The meeting concluded at 8.19pm.

Signed _____