

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 29th November 2018

Present: Mr A Burton, Mr W Faas, Mrs A King, Mrs F Laing,
Mr P Mantripp, Mr S Oversby-Powell, Mr M Sambrook

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

PL132 Apologies for absence
None

PL133 Declarations of interest
None

PL134 Public Question Time

Several members of the public were in attendance to raise their objections to planning application DM/18/4144 Monkton Cottage, Ardingly Road. Comments made included that although the design had changed the house would still be further into the rear garden meaning it would still overlook the neighbours in Ruthven Close, and that trees would be removed to make way for the house and that an increase in noise and light was anticipated. The neighbour on the other side of the property also felt they would lose privacy and experience increased levels of noise and light. It was felt more appropriate to replace the existing property with a like for like modern bungalow, rather than a large 5 bed roomed house.

7.32pm – Andy Burton arrived.

The architect of DM/18/4144 attended and spoke on behalf of the owner. He explained they had received advice on the new design and been advised that an attractive property of a certain scale and size would be of benefit to Cuckfield. A reasonably positive response had been received to the contemporary solution, as it allowed the building to be dropped lower into the site, which together with a low-pitched roof with solar panels would reduce the impact of the new house. Landscaping would be introduced to help screening against the neighbours.

A representative from Haywards Heath Rugby Club spoke regarding the plans for a new rugby club, and advised they were working with Haywards Heath Harriers and Cuckfield Cosmos to share facilities. A Public Consultation evening was planned for December at the clubhouse to see the plans. All were welcome.

7.39pm – Paul Mantripp arrived.

Cllr Burton recommended the rugby club also spoke to Ansty and Staplefield parish Council, and advised that the design would need to take into account the requirements for development within an AONB, which had different constraints.

Planning application DM/18/2912 Courtmead Road Playmeadow was raised as the MSDC planning meeting to discuss this was scheduled for Thursday 6th December. It was requested that a member of the Parish Council attended, Cllr Burton advised he would be able to do so.

Finally, the recently approved planning application DM/18/30008 Pelham House was raised due to the lack of understanding of the term 'in scale' according to MSDC planning department.

7.47pm members of the public left the room.

- PL135 To approve the minutes of the meeting held on 8th November 2018**
The minutes of the meeting of the 8th November 2018 were taken as read, confirmed as a true record and signed by Cllr Burton.
- PL136 To note any matters arising from the minutes not included elsewhere on the agenda**
None
- PL137 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. Cllr Mantripp would forward his draft letters to the Clerk.
- PL138 To consider the following Planning Applications:**
- i. DM/18/4414: Monkton Cottage, Ardingly Road**
Demolition of existing dwelling and replacement with a new 5 bed dwelling and garage/annexe.
Recommend rejection.
CNP1 a) this design did not respond to the heritage and distinctive character or reflect the local context of Cuckfield. The height, scale, spacing, design and materials proposed were not suitable. Also CNP1 b) the design was not sympathetic to the setting of heritage assets surrounding the site, and was out of context with the street scene. CNP1 d) Respect the natural contours of the site – too much excavation was planned to lower the house into the site, which would in turn lead to additional traffic to remove the excess soil. Finally, CNP 7 Housing Development within the Built Up Area Boundary for the same reasons, as well as f) the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. Cuckfield Parish Council did not object to development on this site, but did not think this was an appropriate design.
 - ii. DM/18/4652: Whitmore, London Road**
Demolition of existing conservatory with single storey rear extension to enlarge kitchen/living room.
No objection.
 - iii. DM/18/4459: 6 Leyton Lea**
Proposed monopitch roof and entrance canopy to the front elevation and single storey rear extension with associated internal and external alternations.
No objection.

8pm – all members of the public left the room.

- PL139 To receive any updates on taking over of the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development**
It was noted that MSDC had chased Taylor Wimpey for a response to the most recent meeting to discuss the next steps for the open space, the Clerk was instructed

to express to MSDC the displeasure of the Parish Council at the length of time the process was taking.

PL140 To receive any update regarding the Court Meadow School site and Asset of Community Value nomination

A letter had been received to advise the ACV nomination had been rejected, no explanation of why had been included. Council resolved to express their disappointment at the decision and the lack of explanation for the decision. Cllr Laing would draft the letter.

PL141 To review the public consultation on Warden Park Secondary School Admissions and consider a response (previously circulated).

This item would be deferred to the next planning meeting after the scheduled meeting with Mr Morris. Councillors expressed concern about the lower priority of Cuckfield's children, and the increased traffic that would be experienced.

PL142 To note any planning and/or appeal decisions received from Mid Sussex District Council:

i. DM/18/3909: 15 Bylanes Crescent

First floor extension over existing ground floor to provide additional bedroom and bathroom, infill under existing front bay window

CPC: No objection

MSDC: Permission

ii. DM/18/3338: 6 Waterhouse Square, Ashburnham Drive

Proposed single storey rear extension kitchen/dining room with velux windows

CPC: No further comment

MSDC: Permission

iii. DM/18/4195: 20 Leyton Lea

Part retrospective application for single storey extension to rear and demolition of existing conservatory

CPC: No objection

MSDC: Permission

PL143 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

None.

PL144 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 closed at 8.20pm

Signed _____