

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 24th January 2019

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

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

PL171 Apologies for absence

Apologies were received from Mr W Faas, Mr Sambrook

PL172 Declarations of interest

None

PL173 Public Question Time

No members of the public were present.

PL174 To approve the minutes of the meeting held on 3rd January 2019

The minutes of the meeting of the 3rd January 2019 were taken as read, confirmed as a true record and signed by Mr Burton.

PL175 To note any matters arising from the minutes not included elsewhere on the agenda

None

PL176 To note the Planning Action List

Actions were noted.

PL177 To consider the following Planning Applications:

a) DM/18/5117: Ivybank, Broad Street

Proposed single storey side/ rear extension with new raised patio. Demolition of existing garage and replacement with new timber framed double garage and adjacent timber shed. New entrance door and steps to existing basement.
No objection.

b) DM/18/4459: 6 Leyton Lea, Cuckfield (Revised plans 20th December)

Proposed monopitch roof and entrance canopy to the front elevation and single storey rear extension with associated internal and external alterations.
No objection.

c) DM/18/5118: Reid House, Whitemans Green

Conversion of existing roof space comprising of new velux windows to the North, South and West roof slopes, new windows on the North and West gable ends.
No objection.

d) DM/18/4478: Allenby House, Whitemans Green

Proposed moving of dropped kerb from front left to front right of property as viewed from street.

Await the response of the Applicant to the request from WSCC Highways for details of visibility splays.

e) DM/19/0103: Tudor Rose 25A South Street

Proposed single storey rear extension to provide garden room and install secondary glazing to front elevation windows.

No objection.

f) DM/19/0108: Tudor Rose 25A South Street

Listed Building Consent

Proposed single storey rear extension to provide garden room and install secondary glazing to front elevation windows.

No objection.

PL178 To receive any updates on taking over of the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

Noted that the pathways into the site had been made more permanent. The Clerk was instructed to follow up with MSDC for an update.

PL179 To note any planning and/or appeal decisions received from Mid Sussex District Council:

i. DM/18/3863: Dumbrells, Church Platt

Proposed modification and extension of existing dwelling to include removal of two outbuilding and an existing garage (in part) to form modified existing vehicle access and detached garage building and workshop building (amended plans and description 10/12/2018)

CPC: Object - Upon reviewing the updated plans there was not felt to be enough of a change to warrant a different recommendation by Council. All comments still applied.

MSDC: Permission

ii. DM/18/3035: Paddocks Land, Tylers Green

Demolition of part of existing dwelling including side extension and detached garage. Erection of new detached garage for existing dwelling and formation of new access to Tylers Green for existing dwelling. erection of new detached 5 bed dwelling (with oriel window to south west elevation) and new detached garage, using existing access.

CPC: No objection

MSDC: Permission

iii. DM/18/2912: Land Parcel Adjacent Newbury, Courtmead Road

Erection of a single five-bedroom dwelling house and double garage

CPC: Objection - Earlier comments submitted by Cuckfield Parish Council remain relevant. This application conflicted with Neighbourhood Plan (NP)

Policies: CNP 1 a) i and ii, b), c), d), e), f) and g) with the out of proportion design and scale being proposed in close proximity to the Grade 1 Listed Holy Trinity Church and neighbouring property. CNP 5 a), b), c), d), outside Built Up Area Boundary, would reduce the viewing point out of the village (Strategic View 10 as noted on Map 5 in the NP), further resulting in a negative impact on landscape. CNP 7 a), b), c), d), e) and f) also apply.

MSDC: Permission

iv. DM/18/4414: Monkton Cottage, Ardingly Road

Demolition of existing dwelling and replacement with a new 5 bed dwelling and garage/annexe

CPC: 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

MSDC: Permission

v. **DM/18/4903: Annandale, Broad Street**

Proposed replacement windows and doors

CPC: No objection

MSDC: Permission

PL180 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

The following planning applications would be added to the Neighbourhood Plan monitoring statistics – DM/18/3863, DM/18/2912 and DM/18/4414. In addition to this, DM/18/2912 would create 1 additional house for Cuckfield, also to be added to the monitoring spreadsheet.

PL181 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

Mr Burton and Mrs Dormer expressed their serious concern at the way the MSDC Planning Meeting was held on 17th January 2019, the procedural irregularities and lack of respect shown towards members of the public. A letter would be written and sent to the Monitoring Officer.

The meeting closed at 8.15pm

Signed_____