

CUCKFIELD PARISH COUNCIL
The Queen's Hall, High Street, Cuckfield, West Sussex, RH17 5EL



Planning Committee Meeting
Minutes of a meeting held at 7.30pm on 25th April 2019

Present: Mr Andy Burton (Chair), Mrs Andrea King, Mrs Frances Laing,
Mr Steve Oversby-Powell, Mr Paul Mantripp

In Attendance: Mrs Sam Heynes (Clerk)

PL217 Apologies for absence
Mr W Faas

PL218 Declarations of interest
None.

PL219 Public Question Time
One member of the public attended to express objections against planning application DM/18/4936. One other member of the public was present to observe the meeting.

PL220 To approve the minutes of the meeting held on 28th March 2019
The minutes of the meeting of the 28th March 2019 were taken as read, confirmed as a true record and signed by the Chair.

PL221 To note any matters arising from the minutes not included elsewhere on the agenda
A letter had been received from MSDC in response to our letter querying some recent planning decisions. Mr Burton would follow up regarding a letter received by a member of the public from the Local Government Ombudsman to establish whether this could be shared officially, and publicly, so CPC could also share additional information which may be of assistance.
Mr Burton was awaiting a quote to complete a further review of the drainage at Buttinghill.

PL222 To note the Planning Action List
Actions were updated and noted.

PL223 To consider the following Planning Applications:

- a) **DM/19/0964 To develop land at Cuckfield Golf Club (CGC)**
To ratify CPC's objection to the above application which was noted at the last Planning Committee meeting held on 7th March 2019.
Committee ratified the response returned (see previous minutes). Feedback had been received from MSDC that planning was not required for drainage works, in response to the comments submitted by the Parish Council. It was understood this would remain under review by MSDC.
- b) **DM/19/1244: 3 The Knowle, Cuckfield**
T1 Plane - Reduce secondary growth by up to 2m, thin growth on main branch framework by up to 20% and remove epicormic growth.

No objection.

c) DM/18/4936: Former Scout Hall, Whitemans Green

Demolition of disused dilapidated building and proposed new three-bedroom Hebridean style cottage.

Objection. CNP1a Designed of new development and conservation, this design is not considered sympathetic to the conservation area. The design of this house would create considerable light pollution due to the forward-facing nature of the property onto the AONB. Also object regarding CNP1c, the proposal does not meet requirements of the Conservation Area Appraisals and Management Plans, and the High Weald AONB Management Plan. CNP5e Outside of the BUAB priority would be given to protecting and enhancing the countryside from inappropriate development. A proposal for development would only be permitted where it would not have an adverse impact on the landscape setting of Cuckfield.

d) DM/19/1379: Kingsleys, High Street

Single-storey rear extension and glazed link. Conversion of outbuilding to provide a Utility Room, WC and Larder. Demolition of modern UPVC conservatory and the construction of a replacement Garden Room. Enlargement of the dormer to the existing first floor.

Cuckfield Parish Council defer this decision to the expertise of the Conservation Officer.

e) DM/19/1385: Kingsleys, High Street

Listed Building Consent

Single-storey rear extension and glazed link. Conversion of outbuilding to provide a Utility Room, WC and Larder. Demolition of modern UPVC conservatory and the construction of a replacement Garden Room. Enlargement of the dormer to the existing first floor.

Cuckfield Parish Council defer this decision to the expertise of the Conservation Officer.

f) DM/19/1372: 3 Hatchgate Lane

Side two-storey extension. Rear single-storey extension. Bay window to front elevation. Dormer to rear roof.

No Objection. However, the plans were of a poor quality, making it difficult to interpret what was proposed and the red line boundary is for the wrong house.

PL224 To consider the removal of a mature hedge and replacement fence on a property in Ardingly Road/London Road and whether such action contravenes Section 1 of the Wildlife and Countryside Act 1981 and whether planning permission was sought.

MSDC had brought the matter to the attention of the landowner.

PL225 To receive update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

Nothing to report.

PL226 To note any planning and/or appeal decisions received from Mid Sussex District Council:

a) DM/19/0469: Church Bank House, Church Platt

Re-submission of application dm/17/5117 (with amendments) for new flank porch, single storey garden room to rear, access lift to west flank wall together with elevational changes and landscaping to include front boundary treatment and gates. amendments to include 1. the addition of a low-level boot store to porch. 2. 1.8m high brickwork wall to front boundary with diaper brickwork. 3. decorative timber barge boards. 4. vertical tile hanging to lhs of window on east elevation. 5. lift shaft omitted and existing roof profile amended. 6. door added to existing bay window.

CPC: No objection

MSDC: Permission

- b) DM/19/0407: Maltmans South, High Street**
Replace damaged greenhouse using the existing base. (amended plans and description 19/03/2019)
CPC: No objection
MSDC: Permission
- c) DM/19/0959: 6 Longacre Crescent**
Extension of a single storey rear extension extending beyond the rear wall of the original house by 3.5 metres, to a maximum height of 3.3 metres and of the height of the eaves to 2.3 metres.
CPC: No objection
MSDC: Permission
- d) DM/19/0882: 7 Hanlye Lane**
Proposed single storey rear extension and retaining wall
CPC: No objection
MSDC: Permission
- e) DM/18/4020: Webster House, Whitemans Green**
Outline application for proposed terrace of 3 attached cottages and associated storage sheds with new access from the site onto Whitemans Green (tree report and amended plans received 21 February 2019)
CPC: No objection
MSDC: Permission
- f) DM/19/0789: Hassop, Courtmead Road**
Demolition of existing conservatory and addition of a bespoke timber and double-glazed garden room.
CPC: No objection
MSDC: The proposed development is found to comply with permitted development criteria as stated under Part 1, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, providing the unglazed sections of wall are white painted brick of a similar appearance to the exterior of the existing dwelling house.
- g) DM/19/0819: Cedar Lea, 20 Mytten Close**
Demolition of garage and replace with single storey side extension with internal alterations.
CPC: No objection
MSDC: Permission
- h) DM/19/1122: Tyes, Tylers Green**
Discharge of planning condition nos 4, 5, 6, 11 and 12 relating to planning application DM/16/0758.
CPC: No comment
MSDC: Permission

PL227 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

Planning application DM/18/4020 add 3 houses to the NP monitoring.

PL228 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