

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 Steve Oversby-Powell (Chair), Mr Andy Burton, Mrs Jill Butler, Mrs Andrea King, Mr Colin Mercer, Mr Martin Sheldon

In Attendance: Mrs Sam Heynes (Clerk)

PL003 Apologies for absence
None. Mr Podmore did not attend the meeting.

PL004 Declarations of interest
None.

PL005 Public Question Time
None.

PL006 To approve the minutes of the meeting held on 25th April 2019
The minutes of the meeting of the 25th April 2019 were taken as read, confirmed as a true record and signed by the Chair.

PL007 To note any matters arising from the minutes not included elsewhere on the agenda
None.

PL008 To note the Planning Action List
Actions were updated and noted.

An estimate for a further drone survey of the Buttinghill site and SUDS had been provided at a cost of £400. Council resolved to proceed with the report.

PL009 To consider the following Planning Applications:

- a) **DM/19/1454: 14 Chatfield Road**
Single storey side extension to enlarge kitchen and provide shower room, new front entrance porch, hip to gable rear roof extension to enlarge existing bedroom with Juliet balcony, replacement of existing canopy to existing rear decking with glass canopy.
No objection.
- b) **DM/19/1764: Ockenden Manor Hotel, Ockenden Lane**
15 Lime Trees – reduce by 5 metres. 1 x Holly Tree – reduce by 3 metres.
No objection.
- c) **DM/19/1800: 46 Laines Farm Cottages, Newbury Lane**
Remove single storey side extension. Construct a new two storey side extension including outbuilding.
No objection.

d) DM/19/1737: Melbury, Ardingly Road

Retrospective planning application for the removal of old dying mixed hedging and replacement with 2 metre high close board timber fence with feather edge capping rail, where the property borders on London Road/Whitemans Green.

Object. Looking at google maps it was clear that the majority of the hedge was in good order, and it would have been more appropriate to plant replacement hedging for any areas which were dying. If security was an issue, the erection of a fence inside the hedge would have resolved that. Whilst other nearby developments have close boarded fences, the developers had made efforts to plant hedging to maintain the street scene. The inclusion of photos of the fencing opposite was deemed irrelevant as that fencing had been there for many years.

If minded to approve, Cuckfield Parish Council would request that MSDC put a condition on the approval to replant a native species-rich hedge on the outside of the fence. See the adjacent development at Bevan Bank as an example.

Objection made of the basis of CNP 1a) is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas by way of the materials of the public realm (landscape). Also object on the basis on CNP 4a) protecting species-rich hedgerows; and CNP7 a) the scale, height and form fit unobtrusively with the existing building, and the character of the street scene.

PL010 To receive update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

Nothing to report.

PL011 To note any planning and/or appeal decisions received from Mid Sussex District Council:

a) DM/19/1244: 3 The Knowle

T1 Plane - Reduce secondary growth by up to 2m, thin growth on main branch framework by up to 20% and remove epicormic growth.

CPC: No objection

MSDC: Permission

b) DM/19/0261: 6 Mytten Close

(T5) Oak – thin crown by maximum 20% and remove epicormic growth

CPC: No objection

MSDC: Permission

c) DM/19/0903: 11 Ledgers Meadow

Single storey rear extension and two storey side extension with internal alterations.

CPC: No objection

MSDC: Permission

PL012 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

None. The Assistant Clerk was requested to circulate the latest planning statistics prepared for the APM to Full Council.

PL013 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.