

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 27th June 2019

Present: Mr Steve Oversby-Powell (Chair), Mr Andy Burton, Mrs Jill Butler, Mrs Andrea King and Mr Colin Mercer

In Attendance: Mr Andrew Symonds and Ms Caroline Hansen (Assistant Clerk)

PL014 Apologies for absence
Mr Martin Sheldon and Mr Adrian Podmore.

PL015 Declarations of interest
None.

PL016 Public Question Time
None.

PL017 To approve the minutes of the meeting held on 4th June 2019
The minutes of the meeting of the 4th June 2019 were taken as read, confirmed as a true record and signed by the Chair.

PL018 To note any matters arising from the minutes not included elsewhere on the agenda
None.

PL019 To note the Planning Action List
Actions were updated and noted.

The letter from CPC to MSDC requesting an update on issuing an enforcement notice in respect of the entrance gates at No. 1 Denning Place was ratified. The letter also requested MSDC for consent clarification regarding domestic garden encroachment, garden boundaries, hardstanding car park and swimming pools.

PL020 To ratify CPC's letter sent to the Local Government Ombudsmen regarding how MSDC determine 'scale' of development

The letter from CPC to the Local Government Ombudsmen regarding how MSDC determine 'scale' of development was ratified.

PL021 To consider the following Planning Applications:

- a) **DM/19/1887: Bavelaw Lodge, Copyhold Lane**
Two 2 story side and rear extensions, new front and side dormers, relocation of front porch with changes to fenestration.
No objection

- b) **DM/19/1947: Stratton House, Tyler's Green**
First floor front extension over existing ground floor. Two storey infill extension to front of property. First floor side extension over existing garage.
No objection
- c) **DM/19/1372: 3 Hatchgate, Lane Cuckfield**
Side two storey extension. Rear single storey extension. Bay window to front elevation. Dormer to rear roof.
Objection: CPC noted the re-application (having previously commented the plans were of poor quality, making it difficult to interpret what was proposed and the red line boundary being for the wrong house), and commented further that the bay window is out of keeping in respect of Policy CNP 1, conservation of street scene.
- d) **DM/19/2088: Cottage Homes Church Platt**
Yew Tree – Fell. Trees in a Conservation Area
No objection.
- e) **DM/19/2106: Garage, 15 The Highlands**
Replace flat roof garage with a new enclosed green oak garage to include storage at the rear (resubmission of application DM/18/2325).
No objection.
- f) **DM/19/2207: Hillbank, Broad Street**
Single storey side extension and single storey rear extension with internal alterations.
No objection.
- g) **DM/19/0964: Cuckfield Golf Club**
To review amendments to original application.
Objection: Further to CPC's previous comments on this application in an ANOB, CPC continue to object due to concerns on the club house, amenities and surrounding buildings. It is felt security on an outlining rural area is not necessary and object to the staff accommodation. Any such dwelling should be considered ancillary and not independent to avoid an independent dwelling permission.

PL022 To receive update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

Nothing to report to date. The Clerk was requested to follow up with MSDC.

PL023 To note any planning and/or appeal decisions received from Mid Sussex District Council:

- a) **DM/19/0670: Haywards Heath Rugby Football Club**
Replacement clubhouse and new storage facility following the demolition of the existing premises. The proposal also includes amendments to the vehicular access via Whitemans Green and additional car parking and servicing arrangements.
CPC: No objection
MSDC: Permission
- b) **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.
CPC: No objection
MSDC: Permission

- c) **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.
 CPC: Defer to Conservation Officer
 MSDC: Permission
- d) **DM/19/1385: Kingsleys, High Street - grant 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.
 CPC: Defer to Conservation Officer
 MSDC: Permission
- e) **DM/19/1764: Ockenden Manor Hotel Ockenden Lane**
 10-15 lime trees - reduce by 5 metres. 1x holly tree - reduce by 3 metres
 CPC: No objection
 MSDC: No objection
- f) **DM/19/1949: Linhay Farm, Horsgate Lane**
 Remove poles 631809, 631810, 631811, 631812 and stay wire on pole 615499 and associated LV overhead lines.
 CPC: Noted
 MSDC: No objection
- g) **DM/18/4936: Former Scout Hall, Whitemans Green**
 Demolition of disused dilapidated building and proposed new three-bedroom Hebridean style cottage.
 CPC: Objection
 MSDC: Permission

PL024 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

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

CPC Objection: CNP1a Design 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, follows guidance in the Conservation Area Appraisals and Management Plans, 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

MSDC Permission: Planning balance and conclusion Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF. National planning policy states that planning should be genuinely plan led. The Council has a recently adopted District Plan and is able to demonstrate that it has a five-year housing land supply. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise. As the Council can demonstrate a 5-year supply of deliverable housing land the planning balance set out in the NPPF is an un-tilted one. The proposed development would result in the provision of one new house in a sustainable location which would make a minor but positive contribution to the District's housing supply. The New Homes Bonus is a material planning consideration and if

permitted, the local planning authority would receive a New Homes Bonus for the proposed unit. The proposal would also result in the employment of contractors for the duration of the build with the increased population likely to spend in the local community, albeit such benefits would be limited given the modest nature of the proposal. These factors weigh in support of the proposal. The proposed development is considered to have a neutral impact in terms of impact on the character of the area, the High Weald AONB, the setting of Whitemans Green conservation area, on highways, on neighbouring amenities, on trees and ecology and on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) and should represent a satisfactory standard of accommodation. Taking the above into account, it is considered that the planning balance falls in favour of granting planning permission

PL025 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**

Council noted the new flue at the back of the proposed fish shop and the original blocking-up' of the passageway from the car park to the high street.

The meeting closed at 8.35pm

Signed _____