

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 18th July 2019

Present: Mr Steve Oversby-Powell (Chair), Mr Andy Burton, Mrs Jill Butler and Mr Adrian Podmore

In Attendance: Mrs S Heynes (Clerk)

PL026 Apologies for absence
Mrs A King, Mr C Mercer and Mr M Sheldon.

PL027 Declarations of interest
None.

PL028 Public Question Time
Two members of the public were present. A summary of a recent complaint made to the Local Government Ombudsperson regarding scale was provided, in that the response received from them stated that they did not intend to respond any further to the complaint about the interpretation of scale by MSDC.

Comments were made in objection to the amendments summarised in planning application DM/19/2257. These comments were available to read on the MSDC website; the main concerns were the potential noise from the pool pump and the height of the pitched garage roof impacting the neighbours in The Knowle.

PL029 To approve the minutes of the meeting held on 27th June 2019
The minutes of the meeting of the 27th June 2019 were taken as read, confirmed as a true record and signed by the Chair.

PL030 To note any matters arising from the minutes not included elsewhere on the agenda
None.

PL031 To note the Planning Action List
Actions were updated and noted. Cllr Burton advised the drone survey of the Buttinghill site had been completed, and that a report would be available to share within the next couple of weeks. The Clerk was instructed to email MSDC again regarding the gates at Denning Place, and the outstanding developer actions at the Buttinghill site.

PL032 To consider the following Planning Applications:

- a) **DM/19/2331: Thorpedale, Broad Street**
Discharge conditions no's 3, 4, 5, 6, 7, 9, 10, 11 and 12 of AP/18/0086 (DM/17/2658).
<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?keyVal=PTLVYRKT0CP00&activeTab=summary>
No objection.
- b) **DM/19/2308: Braemore, Tylers Green**
Non material amendment to DM/16/0758 to remove the glazing bars from the windows on the approved plans.

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?keyVal=PTG3KIKT0DA00&activeTab=summary>

No comment – this decision would be left to the decision of the MSDC Conservation Officer.

c) DM/19/2257: Cedar House, 5 Bevan Bank

Variation of Condition 3 relating to planning permission DM/18/1855, replacing approved plans to allow changes to layout and position of ground swimming pool.

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PTC6U3KT0DH00>

No objection. However, concerns about the height of the garage roof were expressed as it did not appear to be in scale to the foot print of the building, especially due to its proximity to the boundary of the immediate neighbours. Concerns about the noise of the pump causing an impact to the neighbours were also expressed, again due to the proximity of the pump to the neighbouring boundaries.

It was further noted that the work had already been completed, and that this should be a retrospective application.

d) DM/19/2290: Walland, London Lane

Proposed two storey rear and front extensions.

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PTE6XKKT07Z00>

No objection.

e) DM/19/2695: Crossways, Whitemans Green

Trees in a Conservation Area (T1) Leylandii - Fell. (T2) Yew - Crown reduce by 2m. (T3) Sycamore - Pollard. (T4) Yew - Crown reduce by 2m.

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PUBKBDKT07E00>

No objection.

f) DM/19/2661: 3 Hanlye Lane

Variation of condition 3 relating to planning reference DM/18/2345 to allow for a change of external material to boundary wall (East elevation).

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PU41R4KT07Z00>

No objection.

g) DM/19/2650: 3 Ruthven Close

First floor extension to front

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PU2GH5KT08C00>

No objection.

PL033 To receive update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

Nothing to report. The Clerk was again instructed to follow up with MSDC.

PL034 To note any planning and/or appeal decisions received from Mid Sussex District Council:

a) DM/19/2187: 11 Ledgers Meadow

Non-material amendment to planning application DM/18/2475 - install 2no. roof lights instead of 3no. The roof lights will be relocated and changes from flat to apex.

CPC: No comment

MSDC: Permission

b) DM/19/1800: 46 Laines Farm Cottages, Newbury Lane

Remove Single Storey Side Extension. Construct A New Two Storey Side Extension

Including Rear Projection and Habitable Loft. Infill Extension to Rear of House to Join Existing Outbuilding

CPC: No objection

MSDC: Permission

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

Retrospective 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

CPC: Objection made on 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. If approved, CPC 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.

MSDC: Permission

Within three months from the date of this permission details of planting to take to the front of the fence shall be submitted to and approved in writing by the LPA. The approved planting shall thereafter take place by the end of the planting season following the grant of the planning permission and any plants which, within a period of five years from the completion of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve the character and appearance of the area and to accord with policy DP26 of the District Plan, policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan and the requirements of the NPPF.

d) DM/19/2207: Hillbank, Broad Street

Single storey side extension and single storey rear extension with internal alterations

CPC: No objection

MSDC: Permission

PL035 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

The Assistant Clerk was instructed to note the outcome of DM/19/1737 Melbury, Ardingly Road.

PL036 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 8.33pm

Signed_____