

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 19th April 2018

Present: Mr A Burton (Chairman), Mrs A King, Mr C Mercer, Mr M Sambrook

In Attendance: Mrs S Heynes (Clerk), Mrs F Laing, Mrs M Dormer

PL217 Apologies for absence

Mr P Mantripp, Mr S Oversby-Powell

PL218 Declarations of interest

None

PL219 Public Question Time

2 members of the public attended to speak about planning application DM/18/0915, 10 Bylanes Close. This was a retrospective planning application necessary because MSDC had provided them with incorrect advice.

Several members of the public attended to speak about planning application DM/18/1253, Monkton Cottage Ardingly Road. They expressed their view that the revised plans were still an over-development of the site, and the proposed house would still be in an overbearing position next to neighbouring properties. They were also concerned about the proposed loss of trees.

PL220 To approve the minutes of the meeting held on 29th March 2018

The minutes of the meeting of the 29th March 2018 were taken as read, confirmed as a true record and signed by the Chairman.

PL221 To note any matters arising from the minutes not included elsewhere on the agenda

None

PL222 To note the Planning Action List

Members considered the Action List noting the items that had been completed and the current position with those items outstanding.

PL223 To consider the following Planning Applications:

Council agreed to change the order of the planning applications due to the interest of the members of public in attendance.

i) **DM/18/0915: 10 Bylanes Close**

Retrospective planning permission for screened close-board boundary fence with a height of 1.8m.

No objection.

ii) **DM/18/1253: Monkton Cottage, Ardingly Road**

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

Recommend for refusal. Council noted the house on the plans was slightly smaller than previous submissions, and additional space had been allowed between the boundary fence with neighbouring properties, however the plans were still for a property which would be vastly larger than the existing property on the plot.

7.40pm Mr Burton arrived.

iii) **DM/17/3104: Copyhold Lodge Barn Copyhold Lane**

Change of Use from ancillary use to detached dwelling on plot parking and amenity area (Corrected plans received 4 December 2017)

Recommended for refusal, on the same basis that the previous planning application submissions had been recommended for refusal. There were no changes in the application which Council considered would alter their view.

iv) **DM/18/1395: 6 Warden Court**

Erection of a single storey rear/side extension extending beyond the rear wall of the house by 5.625 metres, to a maximum height of 3.70 metres, and the height of the eaves to 2.25 metres.

No objection.

7.45pm Mrs Dormer arrived.

v) **DM/18/1289: 15 Horsefield Green**

Single storey utility room extension.

No objection. Council highlighted that the covenants for this property stated no alterations to the structure were permissible within 5 years of the build date.

vi) **DM/17/5223: Knowle Wood, London Road**

Proposed two storey side extension to provide carport, new entrance lobby, bedroom and bathroom. Description amended 02.02.2018 to include proposed new vehicular access onto London Road.

No objection. Council noted the feedback from Highways Authority that the driveway access would require WSCC consent.

vii) **DM/18/1492: 3 Farr Close**

Erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, to a maximum height of 4m and the height of the eaves to 2.5m.

No objection.

viii) **DM/18/1244 Tinkers, Broad Street**

Removal of existing rear and side extensions. New single storey rear extension and internal alterations. New garage to front garden. First floor extension and creation of second floor to roof space to comprise of 3 dormer windows.

Recommended for refusal. The proposed alternations to this property would create a house significantly larger than the existing property was, and Council feel that, in particular, to extend the house to become a 3 storey property would be out of character with the other houses within the area. The garage proposed was disproportionately large. The plans went against Policy CNP1 a) 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). In addition to this, Council objected on the basis of CNP10a) The scale, height and form fit unobtrusively with the existing building and the character of the street

scene, and f) the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

PL224 To receive any updates on taking over the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

The drainage report with volume calculations had been issued and circulated, the Clerk had shared with Cllr Salisbury. The Clerk was further instructed to share with Mr Andy Watt of MSDC Planning, and to request an update of the enforcement notice and what next steps MSDC had planned to take. Mr Burton would check when the transfer deadline date for the land was supposed to be, and share.

Council noted that a gate had been installed at the entrance to the open space, however no one was aware of who had completed this installation.

PL225 To note any planning and/or appeal decisions received from Mid Sussex District Council

DM/18/1069: 1 Mantell Drive, Cuckfield

Erection of conservatory

CPC: No Objection

MSDC: Permission

DM/18/0824: Brown Cottage, Tyler's Green

Erection of single storey orangery

CPC: No Objection

MSDC: Application Withdrawn

DM/18/0587: Linhay Farm, Horsgate lane

Proposed change of use of agricultural building to one single dwelling house (use class c3) and associated building operations under class q(a) and (b).

CPC: Object. From a policy perspective the proposed development is in the wrong place, and does not meet CNP3 – Preventing Coalescence between Cuckfield and Haywards Heath. The proposed dwelling would contribute both to reducing the gap between Haywards Heath and Cuckfield, as well as reducing the density of development within existing curtilages.

MSDC: Permission

Mr Sambrook would review this decision and provide feedback to the planning committee at the next meeting.

DM/18/0724: 5 Ivy Cottages

Replacement porch.

CPC: No Objection

MSDC: Approved

PL226 To consider impacts on Neighbourhood Plan Monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring

Ongoing

PL227 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 Sambrook queried the housing targets for Cuckfield in the District Plan. MSDC had explained that this number was an estimate, and that the housing requirement for Cuckfield would be blended as part of the settlement group they were in. No definite

housing numbers could be forecast until the call for sites analysis had been completed, which was estimated to be early 2019.

The meeting concluded at 8.25pm.

Signed _____