

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 9th April 2020

Present: Mr S Oversby-Powell (Chairman), Mr A Burton, Mrs J Butler, Mrs A King, Mr A Podmore and Mr M Sheldon

In Attendance: Ms C Hansen (Assistant Clerk), Ms C Jermyn, Mrs S Heynes (Clerk) and Mr A Symonds

PL175 Apologies for absence
None.

PL176 Declarations of interest
None.

PL177 Public Question Time
None present.

PL178 To approve the minutes of the meeting held on 12th March 2020
The minutes of the meeting of the 12th March 2020 were taken as read, confirmed as a true record and would be signed by the Chairman at the next Planning meeting held at the Queen's Hall.

Cllr Sheldon joined the meeting at 7.40pm.

PL179 To note any matters arising from the minutes not included elsewhere on the agenda
Council noted that PL170.b DM/20/0487: Cuckfield Golf Centre planning application number amended from DM/19/4897 (which was withdrawn) to DM/20/0487.

PL180 To note the Planning Action List
Noted.

PL181 To ratify the following Planning Applications:

a) DM/20/0855: 1 Percy Cottages, London Road

Single storey rear extension. Enlarged door opening to West elevation.
No objection.

b) DM/20/0720: 15 Mytten Close

(Amended description 18/03/2020) Partial demolition and first floor extension, two storey side extension, ground floor orangery extension, loft conversion including 2 No. dormer windows, demolish and rebuild garage with extension to the rear and pitched roof, replacement front porch canopy, and associated alterations.
No objection.

Both planning applications were ratified.

PL182 To consider the following Planning Applications:

- a) **DM/19/4961: Riseholme, Tylers Green**
Reserved Matters application for the approval of the appearance, access, landscaping, layout and scale for the erection of three detached houses with detached garages, following outline application DM/16/3795. (Revised Highways Access Report received 30.01.2020 (Revised house plans received 07.02.2020. Revised landscaping and tree information received 04.03.2020).
No objection
- b) **DM/20/1015: Birch House, Courtmead Road**
Two storey side extension to incorporate new living and master bed/en-suite/dressing area. Conversion of existing store to form games room and first floor study including insertion of new Velux roof lights. Single storey ground floor and infill extensions and new entrance gates including lighting to top of brick piers.
No objection
- c) **DM/20/1090: The Old Hospital, Chapelfields**
Change of use from B1 (office use) to D1 (provision of medical/health services).
No objection
- d) **DM/20/1099: 1 Woodbine Close**
Proposed footpath to front entrance. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.
No details of this application were on the planning portal so unable to pass comment.
This application would be added to the next planning agenda on 23rd April 2020 for further review.

The Chairman suspended the meeting at 7.59pm to allow participants to clap for the NHS. The meeting resumed at 8.04pm.

- e) **DM/20/1168: Monkton Cottage, Ardingly Road**
Demolition of existing dwelling and replacement with a new 2 storey, 4 bed dwelling and garage.
Object
CNP1 a) this design did not respond to the heritage and distinctive character or reflect the local context of Cuckfield. The height, scale, spacing, design and materials proposed were not suitable. Also CNP1 b) the design was not sympathetic to the setting of heritage assets surrounding the site, and was out of context with the street scene.
Finally, CNP 7 Housing Development within the Built Up Area Boundary for the same reasons, as well as f) the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
The street scene for this revised design is not appropriate to the local area, and as the house has been moved closer to the road the visual impact of the design would be more noticeable.
Whilst the Parish Council noted the Conservation Officer's comments about materials used in the design, we still do not believe this fits into the Sussex vernacular. This modernist design does not suit or fit in this location.
- f) **DM/20/0223: The Barn, Hatchgate Lane**
Lawful development certificate for an existing self-contained residential unit (further information received 17.03.2020 description amended 27.03.2020). This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account. For information.
Objection. The Parish Council noted the additional comments, however felt the reasons for the previous objection still applied.
- g) **DM/20/1153: Tinkers, Broad Street**
Rear, front and side extension and interior alterations and a proposed new two bay garage.
No objection

PL183 To receive an update regarding DM/20/0487 Cuckfield Golf Centre
The Council noted that the application had been approved.

- PL184 To receive an update regarding DM/20/0559 land adjacent to Haywards Heath Golf Course**
Council resolved to be included in the letter initiated by Lindfield Rural Parish Council to MSDC regarding this application, reflecting their objection to this development.
Council further resolved to object to this application. This would have a major impact on Cuckfield in terms of increased traffic and people, and it would reduce green space in the area and was adjacent to an area of AONB. This was not necessary development for MSDC and the projected housing was not required to meet the 5 year housing supply.
- PL185 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development**
No update.
- PL186 To note any planning and/or appeal decisions received from Mid Sussex District Council**
- a) **DM/20/0364: Walland, London Lane**
Proposed two storey rear and front extensions
CPC: No objection
MSDC: Permission
 - b) **DM/20/0371: 7 Warden Court**
Proposed two storey rear extension, single storey rear extension, first floor side extension and garage set back from the front facade with a pitched roof.
(corrected proposed rear elevation received 10.02.2020)
CPC: No objection
MSDC: Permission
 - c) **DM/20/0533: Maltmans, North High Street**
T1 Mimosa - Fell To Ground Level. T2 - Purple Leaf Plum - Reduce To Hedge Height. (Address Amended 21/02/2020).
CPC: No objection
MSDC: No objection
 - d) **DM/20/0801: 1 Glebe Twitten, Cuckfield**
Certificate Of Lawful Use Or Development (Proposed) Loft conversion to form second floor including 4 no. roof lights
CPC: Noted
MSDC: Lawful
 - e) **DM/20/0790: 1 Glebe Twitten**
Conversion Of Roof Void As Part Of Second Floor. 2 X Rear Facing Roof Windows.
CPC: No objection
MSDC: Permission
 - f) **DM/20/0487: Cuckfield Golf Centre**
(Amended description 13/02/2020, additional plans received 10/03/2020) variation to condition 2 relating to planning application DM/19/0964, to amend the internal layout of the proposed basement extension and the fenestration on the west side elevation.
CPC: Objection
MSDC: Permission
 - g) **DM/19/5156: Maberly House, 10 High Street**
Incidental outbuilding
CPC: Interested to learn why the application was Lawful Development, rather than actual planning applications. CPC would normally see applications for Permitted Development but given the listed building status it was thought

Permitted Development was applicable. Was this because the 'development' was older than 4 years (aside from the lean-to), therefore only Lawful Development would need to be applied for and would the lean-to building come through as a new planning application as it is less than 4 years? It would be helpful to have a list of all the 'buildings' in question and what the planning status of each was, so CPC could better understand for the future.

MSDC: Lawful

PL187 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update on progress with Neighbourhood Plan monitoring.

None.

PL188 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 8.55pm

Signed _____