



The Queen's Hall  
High Street  
Cuckfield  
West Sussex  
RH17 5EL

01444 451610  
01444 454276

## Planning Committee

### Minutes of the Meeting held at 7.30pm on Thursday 28<sup>th</sup> January 2021

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

**In Attendance:** Mr J Dickie, Mrs S Heynes (Clerk) and Mr A Symonds

**Public Question Time:** None raised.

**PL100 To receive apologies for absence**  
None.

**PL101 To receive declarations of interest from Members in respect of any matter on the agenda. (The disclosure must include the nature of the interest. If you become aware, during the meeting, of an interest that has not been disclosed under this item you must immediately disclose it)**  
None.

**PL102 To approve the minutes of the meeting held on 7<sup>th</sup> January 2021**  
The minutes of the meeting held on 7<sup>th</sup> January 2021 were approved and signed.

**PL103 To note the Planning Action List**  
Noted.

**PL104 To consider the following Planning Applications:**

**a) DM/20/4266: Grass Verge on the north side of Courtmead Road**

Oak Tree – Crown lift by approximately 2 metres to allow clearance over Courtmead Road and footpath at the rear of the Vicarage garden

**Comment:** No comment, permission already granted

**b) DM/21/0034: Ruthven Lodge, London Lane**

Retrospective application – Conversion of existing garage into Garden Room/Home Office

**Comment:** No objection. The Parish Council would like to lodge their view that ignoring approved plans and building something different is not to be encouraged. Fortunately it did not have a significant impact on the street scene on this occasion, but would strongly recommend householders follow planning law and regulations at all times.

**c) DM/21/0116: Bryher, 4 Chatfield Road**

Proposed single storey rear extension to provide enlarged living/dining area and single storey extension to front porch to add WC

**Comment:** No objection

Cuckfield Parish Council adopted the General Power of Competence on 14<sup>th</sup> May 2020, all decisions made during this meeting are done so using this power.

**PL105 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development**

No further update was available.

**PL106 To note any planning and/or appeal decisions received from Mid Sussex District Council**

a) **DM/20/4309: 5 Hatchlands**

To reduce 2 x Yews by approximately 1-1.5m

**CPC:** No objection

**MSDC:** Permission

b) **DM/20/4182: Chasemore, Ockenden Lane**

Two-storey side extension with air source heat pump (amended description and plans 21.12.2020)

**CPC:** No objection

**MSDC:** Permission

c) **DM/20/4255: 16 Ledgers Meadow**

Retrospective application to demolish existing decrepit fence and replace with a new 1.8m fence of same design

**CPC:** If MSDC was minded to approve this application, the Planning Committee would ask that a condition be added to request the fence was coated with wood stain to allow it to blend into the surrounding area better

**MSDC:** Permission - The fence shall be finished with 'Dark Oak' coloured fence treatment as agreed in writing with the Local Planning Authority. The works shall be carried out within 12 weeks of the date of this permission and shall be in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

**Reason:** To protect the character of the area, the setting of the Conservation and Listed Building and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and CNP1 and CNP10 of the Cuckfield Neighbourhood Plan

d) **DM/20/4266: Grass verge on the north side of Courtmead Road, opposite Quinces**

Oak Tree – Crown lift by approximately 2 metres to allow clearance over Courtmead Road and footpath at the rear of the Vicarage garden

**CPC:** No comment

**MSDC:** Permission

e) **DM/20/4333: The Barn, Hatchgate Lane**

Single storey extension to existing dwelling (tree plan received 20.01.2021)

**CPC:** Objection. As per the lawful development application DM/20/0223 submitted previously, refer to CNP policies CNP3, CNP3(b), CNP5 and CNP10.

The application site lay within the countryside outside any defined built-up area of Cuckfield. The proposal would result in an intensification in development out of keeping with the semi-rural character of the area and would create a dense development within the existing curtilage, which would fail to preserve and enhance the character of the countryside. The proposed development was located within the countryside and occupied a location which was distant from a built-up area boundary where local services would not be readily accessible. As such future occupiers would be heavily reliant on a private car to meet their daily needs.

**MSDC:** Permission

**PL107 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data**

The Assistant Clerk was instructed to note application DM/20/4333: The Barn, Hatchgate Lane in the monitoring data.

**PL108 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**

Approval of the planning application relating to Cuckfield Golf Course was noted.

Meeting Closed at 8.05pm

Signed \_\_\_\_\_

**Next Planning Meeting:**  
18<sup>th</sup> February 2021