



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

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Planning Committee

Minutes of the Meeting held at 7.30pm on Thursday 1st April 2021

Present: Mr S Oversby-Powell (Chairman), Mr A Burton, Mrs A King and Mrs J White

In Attendance: Mr P Ceccherini, Mrs F Laing, Mrs S Heynes (Clerk) and Mr A Symonds

Public Question Time:

PL127 To receive apologies for absence

Cllrs Podmore and Sheldon offered their apologies, which were accepted.

PL128 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.

PL129 To approve the minutes of the meeting held on 11th March 2021

The minutes of the meeting held on 11th March 2021 were approved and signed.

PL130 To note the Planning Action List

Noted. The Clerk was instructed to follow up again with Cllrs Bradbury and Salisbury regarding Denning Place and Buttinghill, as there had still been no progress advised for either matter.

PL131 To consider the following Planning Applications:

a) DM/21/0819: Land to the rear of Mill Hall East, Whitemans Green

Erection of 3 bedroom dwelling

Comment: Object based on the following policies in the Neighbourhood Plan - CNP4 Protect and Enhance Biodiversity; CNP5 Protect and Enhance the Countryside especially e) Within the High Weald AONB it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan. Furthermore, the Parish Council had had oversight of the submission made by Strutt & Parker and fully endorsed their comments, specifically DP16 which required any development to conserve or enhance the natural beauty of the High Weald AONB, as well as DP26 which sought protection of open spaces, trees and gardens that contributed to the area, as well as protecting existing nearby residents from significant harm caused by loss of privacy, outlook, daylight and sunlight as well as noise, air and light pollution. DP12 restricted development in the countryside outside the Built Up Area Boundary, unless for reasons of agriculture or if supported by a specific policy elsewhere in the plan.

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

b) DM/21/0840: 5 Manor Drive

Removal of existing side conservatory and construction of new single storey and part two storey side extension, all to match the existing house.

Comment: No objection

c) DM/20/4259: 17 Horsefield Green

Loft conversion above garage

Comment: Object. The proposed plans did not accord with CNP1a designed to a high quality which responded to the heritage and distinctive character and reflect the identity of the local context of Cuckfield by way of i) height, scale, spacing, layout, orientation, design and materials of buildings, as well as CNP7 housing development within the Built Up Area Boundary a) the scale, height and form fit unobtrusively with the existing building and the character of the street scene. If MSDC were minded to approve this application, Cuckfield Parish Council would request that the design be changed to maintain the roofline of the garage as it currently existed, as the proposal to raise the roof line would create an overbearing change to this property, making the house look out of keeping within the neighbourhood.

d) DM/21/0305: Maltmans South, High Street

Removal of wooden conservatory and provision of a single storey garden room to the rear elevation.

Comment: No objection.

PL132 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No further update was available.

PL133 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/21/0248: Tudor Rose, 25a South Street

Single storey rear extension to provide garden room and utility room, install secondary glazing to front elevation windows.

CPC: No objection

MSDC: Permission

b) DM/21/0362: Fern House, High Street

Single storey side extension. 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.

CPC: No comment

MSDC: Application withdrawn.

c) DM/21/0463: 19 Horsefield Green

Proposed out building.

CPC: No objection

MSDC: Permission

d) DM/20/3158: 11 Manor Drive

Demolition of existing bungalow and erection of a two storey single family dwelling house including garage. (Revised plans and supporting documents received 03.03.2021)

CPC: No objection. The Committee noted the reduced property size on the revised plans and the adjusted positioning of the proposed building (to the north-west) to reduce the impact on the neighbouring no 12. The Committee further noted that this

repositioning facilitated a potential 2 additional houses to the south of the proposed replacement building to meet the Cuckfield Neighbourhood Plan objectives.

MSDC: Permission

PL134 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None.

PL135 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

Committee raised the planning application DM/21/0005, Land Adjacent to Meadow Woods, Brook Street. The Clerk advised that as this was not an item on the agenda Council were unable to resolve to make a recommendation for this application; the Chairman was minded to move against this advice, due to the determination deadline being on 22nd April making it too late for Council to submit their comments in relation to this application. The Clerk was instructed to write to MSDC to draw their attention to the previous planning application and appeal decision for this site, as they felt that the reasons for rejecting the previous application were still valid and so this application should be considered within the context of those appeal findings.

Meeting Closed at 8.26pm

Signed _____

Next Planning Meeting:

22nd April 2021