



The Queen's Hall
High Street
Cuckfield
West Sussex
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Planning Committee

Minutes of the Meeting held at 7.30pm on Thursday 22nd April 2021

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

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

Public Question Time:

PL136 To receive apologies for absence

Cllr Podmore offered his apologies, which were accepted.

PL137 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.

PL138 To approve the minutes of the meeting held on 1st April 2021

The minutes of the meeting held on 1st April 2021 were approved and signed.

PL139 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. Concerns were raised that we were approaching the 4 year enforcement exclusion period relating to Denning Place, and required an assurance that the clock has been stopped in this matter (under the Planning and Compensation Act 1991 has rolling time limits within which local planning authorities can take planning enforcement action against breaches of planning control).

PL140 To consider the following Planning Applications:

a) DM/21/1253: 25 Brainsmead Close

T1 Oak Tree laterally reduce south side of Oak tree (up to 2m) to remove boundary overhang to garden of No.25 Brainsmead Close

Comment: No objection

b) DM/21/1217: Caspar's, Copyhold Lane

T1 - Cypress - Fell. Replace with Weeping Willow

Comment: No objection

c) DM/20/1182: Fern House, High Street

Single storey timber frame structure fixed to the side of house

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.

Comment: No objection

d) DM/21/0794: 1 Wheatsheaf Lane

To move part of the garden fence on NE side of property. Proposed position will connect to corner of building, 1m from pavement.

Comment: No objection

e) DM/21/1273: Riseholme, Tylers Green

Replacement of existing Orangery, enlarged terraced area, upgraded cladding and windows to pool house building.

Comment: No objection

1957: John Dickie joined the meeting.

f) DM/21/1367: Rookwood, Tylers Green

Use of an existing building (Rookwood) as 2 no. independent dwelling houses. 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.

Comment: The application stated there was one property which would become 2 properties, whilst simultaneously stating it was already 2 properties, please can this be clarified as it is contradictory (section 7 of the application form seems to be inconsistent with the facts being presented). Furthermore, the committee feels the site is too small to become 2 properties, unless it is replaced with a single building with a like for like footprint. The committee would also appreciate understanding whether change of use extended to splitting a property into 2 as in this case it would still be classed as a residential property?

g) DM/21/1464: The Old Cottage Whitemans Green

Trees in a Conservation Area. Fell x2 conifers.

Comment: No objection

PL141 To consider the following planning application which comes under Ansty & Staplefield:

DM/21/005: Land adjacent to Meadow Woods, Brook Street

Demolition of existing stables. Construction of a 4no. bedroom detached dwelling

Comment: Committee ratified their comments made at the meeting held on 1st April 2021, however noted that the application had since been refused.

2015: Fran Laing joined the meeting.

PL142 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No further update was available.

PL143 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) 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 3.3.2021)

CPC: No objection. CPC would like to see trees removed replaced with new trees. 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

b) **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 (amended plans received 9/3). 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 objection

MSDC: Permission

c) **DM/21/0462: The Old Vicarage**

Erection of garden building.

CPC: No objection

MSDC: Withdrawn

d) **DM/20/4259: 1 Buttinghill Drive**

Proposed single storey rear extension.

CPC: No objection

MSDC: Permission

e) **DM/21/0455: 15 Ledgers Meadow**

Single storey side and rear extension, two storey side and rear extension, new and altered driveway and alterations to the front boundary wall

CPC: No objection

MSDC: Permission

f) **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 existing house.

CPC: No objection

MSDC: Permission

PL144 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None.

PL145 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 noted the misnaming of Markwick/Marwick Place in Ansty, and the rules around correcting a naming error (as had been made in this instance).

Meeting Closed at 8.20pm

Signed _____

Next Planning Meeting:

13th May 2021