



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 3rd June 2021

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

In Attendance: Mrs S Heynes (Clerk), Mr A Symonds

Public Question Time: 2 members of the public were present at the meeting, one raised concerns regarding planning application DM/20/4123.

Due to the withdrawal of COVID regulations which allowed local authorities to hold meetings remotely until 6th May 2021, all recommendations made by committee during this meeting would be implemented by the Clerk under the scheme of delegation and ratified at the Full Council meeting scheduled for 29th July 2021.

PL010 To receive apologies for absence

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

PL011 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

PL012 To approve the minutes of the meeting held on 13th May 2021

The minutes of the meeting held on 13th May 2021 would be approved and signed at the Planning meeting on 24th June 2021.

PL013 To note the Planning Action List

Noted. The Chairman proposed that due to the lack of action by MSDC in relation to the enforcement of breached planning applications at Denning Place, Buttinghill and Cuckfield Golf Course a formal complaint be made. The first stage would be to make an official complaint to MSDC, at which point if still dissatisfied with the response the complaint would be escalated to the Government Ombudsman. Cllrs Oversby-Powell and Burton would draft a first stage letter of complaint for submission.

PL014 To consider the following Planning Applications:

a) DM/21/1776: 22a South Street

Single storey front extension to enlarge kitchen, two storey rear extension to enlarge living room and add further bedroom

Comment: No objection

Cuckfield Parish Council confirmed their eligibility to hold the General Power of Competence on 4th May 2021, all decisions made during this meeting are done so using this power.

- b) **DM/21/1606: Holy Trinity CE Primary School**
To install a wooden playship at the edge of the playground
Comment: No objection
- c) **DM/21/1871: 12 Buttinghill Drive**
The rear part of the garage is to be converted to become habitable and infilling the rear garage/garden door and replacing it with a window. The front of the garage will be retained for storage
Comment: No objection
- d) **DM/21/1273: Riseholme, Tylers Green**
Replacement of existing Orangery, enlarged terraced area, upgraded cladding and windows to poolhouse building. (Corrected location and block plans received 29.4.2021. Tree survey received 25.05.2021)
Comment: No objection
- e) **DM/20/4123: Cuckfield Golf Course, Staplefield Road**
Revisions to extension to clubhouse approved under DM/20/0487 including elevational changes, relocation of access door, amended structural support system for rear patio and associated engineering operations. Revised plans and reports received April 2021 showing use of void for storage associated with the golf club and soil testing results.
Comment: The committee objected to this planning application on the basis that this was a retrospective application in relation to a previously withdrawn application which would have been refused had it not been withdrawn. The committee believed MSDC needed to move to enforcement action immediately, as actions such as this brought the planning process into disrepute through wilful non-compliance. The Clerk was instructed to liaise with Ansty & Staplefield Parish Council regarding this item.

PL015 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No further update was available; an official complaint would be submitted to MSDC due to the complete lack of progress made.

PL016 To note any planning and/or appeal decisions received from Mid Sussex District Council

- a) **DM/21/1464: The Old Cottage, Whitemans Green**
Fell x2 conifers
CPC: No comment
MSDC: Permission
- b) **DM/21/1367: Rookwood, Tylers Green**
Use of an existing building (Rookwood) as 2 no independent dwelling houses
CPC: The application states there is one property which would become 2 properties, whilst simultaneously stating it already is 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 planning 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 extends to splitting a property into 2, in this case the property would still be classed as residential, so why would change of use be required?
MSDC: Permission

c) DM/21/1312: 4 Brock End

Single storey side extension

CPC: No comment

MSDC: Permission

d) DM/21/0900: 17 Horsefield Green

Loft conversion above garage including an increase in the roof height and a rear dormer window

CPC: Object. The Planning Committee re-enforced their previous objection and felt that the revised plans did not allay the concerns raised due to the confusing and unclear plans. The revised proposal was to raise the roof line even further, which was against 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. Previous comments included: 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. The proposed amendments will make the overbearing nature of the property even worse, and further out of keeping with the neighbours.

MSDC: Permission

Cllr Oversby-Powell would provide a summary of the reasons for the permission granted.

e) DM/21/0863: Kingsleys, High Street

Discharge of planning condition numbers 3, 4, 5, 6 and 8 relating to planning application DM/20/2936

CPC: No comment

MSDC: Permission

f) DM/21/0794: 1 Wheatsheaf Lane

To move part of the garden fence on NE side of property

CPC: No objection

MSDC: Permission

g) DM/20/0804: Riseholme, Tylers Green

Discharge of planning condition numbers 3, 4, 5, 6 and 8 relating to planning application DM/20/2936

CPC: No comment

MSDC: Permission

h) DM/20/0804: Riseholme, Tylers Green

Discharge of planning condition numbers 2 and 3 relating to planning application DM/16/3795

CPC: No comment

MSDC: Permission

i) DM/20/0804: Riseholme, Tylers Green

Discharge of planning condition numbers 8, 10 and 12 relating to planning application DM/19/4961

CPC: No comment

MSDC: Permission

j) DM/21/1315: 5 Halleighs

Widening the crossover and dropped kerb by 1.05m to align with driveway.

CPC: No objection

MSDC: Permission

k) DM/21/1253: 25 Brainsmead

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

CPC: No comment

MSDC: Permission

PL017 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

Two applications would be noted, DM/21/1367 and DM/21/0900.

PL018 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.

Meeting Closed at 8.22pm

Signed _____

Next Planning Meeting:

24th June 2021