



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 14th October 2021

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

In Attendance: Mrs K Ely (Assistant Clerk), Mrs S Heynes (Clerk) and Mr A Symonds

Public Question Time: No members of public were present.

PL065 To receive apologies for absence

Cllrs Ceccherini, Sheldon and White offered their apologies which were accepted.

PL066 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)

Cllr Oversby-Powell declared his interest in PL069 k) and advised he would not take part in the discussion relating to this item.

PL067 To approve the minutes of the committee meeting held on 16th September 2021

The minutes of the meetings held on 16th September 2021 were noted and approved.

PL068 To note the Planning Action List

Noted.

PL069 To consider the following Planning Applications:

a) DM/21/3400 1 Barrowfield

Proposed entrance gates

Object. The Committee did not believe the resident had rights to exit onto Polestub Lane so there would be no reason for having an exit in this location. Furthermore, CNP 16a stated proposals should only be permitted where safely located vehicular and pedestrian access with adequate visibility was already in existence or could be created. This would not be possible with the Polestub Lane exit due to the narrow width of the access lane, and in light of this the Committee recommended a Highways assessment be completed prior to a decision being made.

Regarding the front gates, Barrowfields in general had a very open and accessible feel, with no fencing or hedge structures in place to the front of the houses. To erect gates would change the street scene potentially setting an unwelcome precedent. CNP 7a stated that the form of any change should fit unobtrusively within the existing building and character of the street scene, and CNP 7e stated that traditional boundary treatment of an area be retained.

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/21/2958 The Limes, Courtmead Road

Proposed two storey rear extension, loft conversion with front and rear dormer windows and replacement doors/windows. Description amended to include extension of existing first floor side terrace to rear. Amended plans received 21.09.2021 to show dormer windows set lower within roof slope and rear dormer window replaced with 2 no. dormer windows.

No objection.

8pm Mr J Dickie arrived.

c) DM/21/3297 The Old Cottage, Whitemans Green

Removal of existing porch, construction of a garden room extension, installation of three new conservation rooflights and a new boundary wall.

No objection.

d) DM/21/3303 The Old Cottage, Whitemans Green (Listed Building Consent)

Removal of existing porch, construction of a garden room extension, installation of three new conservation rooflights and a new boundary wall.

Noted.

e) DM/21/3383 Chalcroft, Whitemans Green

T1 – Silver Birch – reduce crown height and spread by 1-2m

No comment.

f) DM/21/3431 Cuckfield Village Hall, London Lane

Provide vehicular access from London Lane and provide 3 car parking spaces, adjust existing pedestrian access to Village Hall

No comment.

g) DM/21/3526 Land on the Green at Waterhouse Square, Ashburnham Drive

Oak tree – overall crown reduction by 3-4 metres

No objection. Committee noted the advice from the arboricultural surgeon to plant a replacement tree now and would recommend this be a condition of approval.

h) DM/21/3496 Cuckfield Service Station, Whitemans Green

Installation of 1 self service car wash bay and screens

No objection

i) DM/21/3499 Queen's Hall, High Street

Partially demolish wall to existing cleaners cupboard (2012 Green Room extension), extend to create new externally accessed Part M WC, alter existing external side access ramp to include new steps with new resin bound gravel finish and works to balustrading.

No comment.

j) DM/21/3500 Queen's Hall, High Street (Listed Building Consent)

Partially demolish wall to existing cleaners cupboard (2012 Green Room extension), extend to create new externally accessed Part M WC, alter existing external side access ramp to include new steps with new resin bound gravel finish and works to balustrading.

No comment.

k) DM/21/3467 Holly Bank, Broad Street

Demolish single storey side extension, new side/rear single storey extension to enlarge kitchen/dining room, remove existing rear/side dormer and modify rear roof to add additional bedroom and en-suite, internal alterations to first floor layout and loft space, remove existing detached garage and relocate with new detached garage and studio.

No objection

l) DM/21/3495 Church Bank House, Church Platt

(T1) Oak, drop crotch crown reduction by 3 metres

No objection

m) DM/21/1431 Knowle Lodge, London Road

Change of use of detached outbuilding to incorporate holiday let use. Amended location plan received 30.09.2021 to include access drive and amended site plan received 07.06.2021 showing existing parking arrangements.

No objection

n) DM/21/3450 11 Manor Drive

Discharge of planning condition numbers 3, 4 and 6 relating to planning application DM/20/3158

No objection

PL070 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

Taylor Wimpey had contacted the Parish Council to request the land transfer proceed however the open actions from 2 years ago had still not been addressed. A follow up with MSDC had been requested to establish the current situation before proceeding with the transfer.

PL071 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/21/2851: Holly Oaks, Courtmead Road

Demolition of west facing wall at first floor level. single storey side extension at first floor level, single storey rear extension at ground level and change of use of existing garages into a ground floor bedroom and wet room.

CPC: No Objection

MSDC: No Objection

b) DM/20/2661: Rookwood, Tylers Green

Demolition of existing building (comprising 2 x existing dwellings, following approval of lawful development certificate dm/21/1367) and garage, and replacement with 2 x 4-bed detached dwellings with garaging (amended description and amended plans received 25 February 2021).

CPC: Objection

MSDC: No Objection

c) DM/21/3036: Mytten Cottage, Mytten Twitten

2x ash tree reduce to approximately 12 feet.

CPC: No Objection

MSDC: No Objection

d) DM/21/2506: Fieldview, 17 The Highlands

Proposed reconstruction of chimney

CPC: No Objection

MSDC: No Objection

e) DM/21/2210: Downsmead, Courtmead Road

Demolition of existing rear extension. Erection of new single storey and two storey side and rear extension. Removal of existing roof and formation of new roof including dormers.

CPC: No Objection

MSDC: No Objection

PL072 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

Item DM/21/2661 would be added to the monitoring data.

PL073 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

A Cedar of Lebanon tree with a TPO CU/02/TPO/71 had been reported as being cut down without planning permission.

Meeting Closed at 8.25pm

Signed _____

Next Planning Meeting:

4th November 2021