



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 10th March 2022

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

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

Public Question Time: No members of public were present.

PL134 To receive apologies for absence

Cllrs Ceccherini and Podmore offered their apologies which were accepted.

PL135 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.

7.34pm Mr A Burton arrived.

PL136 To approve the minutes of the committee meeting held on 17th February 2022

The minutes of the meeting held on 17th February 2022 were noted and approved.

PL137 To note the Planning Action List

Noted.

PL138 To consider the following Planning Applications:

a) DM/21/4090: Hatchgate Cottage, Hatchgate Lane

(Amended redline plan received 07.02.2022) Demolition of existing dwelling and erection of 8 houses with access from Hatchgate Lane and associated parking and landscaping.

Comment: Object. The Committee referred to their comments of 16.12.21 and suggested that PROW, Highways and Planning Officers undertake a site visit during school start/finish times to appreciate the footfall by Warden Park students. In addition, the Committee noted that the planning application should not be determined until environmental issues are resolved.

b) DM/22/0432: Tudor Rose, 25A South Street

Single storey rear extension to provide garden room, partial demolition of boiler house/utility room and replace with new utility room and shower room/wc.

Comment: No objection.

c) DM/22/0433: Tudor Rose, 25A South Street (listed building consent)

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.

Single storey rear extension to provide garden room, partial demolition of boiler house/utility room and replace with new utility room and shower room/wc.

Comment: No objection.

d) DM/22/0558: Maltmans South, High Street

Holly T(A) reduce by 4 meters and Holly T(B) reduce by 6-8 meters.

Comment: No objection.

e) DM/22/0497: The Limes, Courtmead Road

Variation of condition no. 2 relating to planning application DM/21/2958 - to update the drawings to reflect the design changes on revised plans. The revisions on the submitted plans are for an additional dormer window to the front elevation and for the dormers to be flat roofed rather than pitched.

Comment: No objection.

f) DM/21/3496: Cuckfield Service Station, Whitemans Green

Installation of 1 self service car wash bay and screens. Noise Impact Assessment received 14th February 2022.

Comment: No objection.

g) DM/21/3755: Court Meadow School, Hanlye Lane

Demolition of buildings and erection of 13 dwellings along with parking and landscaping. Amended plans received 21/2/2022 showing retention of trees 6, 15, 21, 23 and 25, re-positioning of plot 9, amendments to boundary of plots 1-3, changes to internal layout of plots, relocation of home office to plot 7, amended fence line, removal of shared footpath to secondary road as well as submission of addendum to Transport Statement, updated Road Safety Audit and landscape masterplan.

Comment: No objection.

h) DM/22/0592: Diamond House, 9 High Street

Historic conversion (circa 1970-87) of former bakehouse within curtilage of dwelling into additional residential accommodation for use ancillary to the main dwelling.

Comment: No objection.

i) DM/22/0635: Willowdene, Broad Street

Change of use of external outbuilding (garage) for use as home office space. New doors and windows and Velux rooflights to roof.

Comment: No objection.

j) DM/22/0668: 11 Warden Court

Erection of a single storey rear extension extending beyond the rear wall of the original house by 5.40m, to a maximum height of 3.20m and the height of the eaves to 2.40m.

Comment: No objection.

k) DM/22/0652: Chasemore, Ockenden Lane

Variation of condition 1 and 3 relating to DM/20/4182 to allow for change in materials and relocation of velux roof lights.

Comment: No objection.

l) DM/22/0656: 16 Ledgers Meadow

Single storey rear extension and two storey side extension with internal alterations.

Comment: No objection.

PL139 To receive an update on the 'Future of Planning' training course from Cllr White.

Cllr White spoke of the key message that new developments will be required to demonstrate a Biodiversity Net Gain (BNG) of 10 per cent. Cllr White to circulate the slides from the course.

PL140 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

Discussed under agenda item PL137.

PL141 To receive an update regarding the proposed 'CuckStye' development to the south of Cuckfield.

The public meeting to discuss the proposed development would be held on Saturday 12th March at 2pm at Ansty Village Hall.

PL142 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/21/3297: The Old Cottage, Whitemans Green

Replacement of existing northern boundary fence with a wall and associated railings as well as a replacement wrought iron gate. (Revised plans received 06.12.2021 and 09.12.2021) (revised description agreed 09.12.2021) (amended plans received 03.02.2021).

CPC: No objection

MSDC: Permission granted

b) DM/21/3303: The Old Cottage, Whitemans Green (listed consent)

Replacement of existing northern boundary fence with a wall and associated railings as well as a replacement wrought iron gate. (Revised plans received 06.12.2021 and 09.12.2021) (revised description agreed 09.12.2021) (amended plans received 03.02.2021).

CPC: No objection

MSDC: Permission granted

c) DM/21/4292: The Limes, Courtmead Road

Construction of a new veranda to the front porch with oak posts and a tiled pitched roof, new brick shed to the east side of the property and new boundary wall at the rear of the property. Amended plans received 16.02.2022.

CPC: No objection

MSDC: Permission granted

d) DM/21/3431: Village Hall, London Lane

Provide vehicular access from London Lane and provide 3 car parking spaces, adjust existing pedestrian access to village hall (existing and amended proposed plan received 18.11.2021).

CPC: No comment

MSDC: Permission granted

e) DM/22/0121: 1 Burrell Cottages, Whitemans Green

4 x Ash - remove multi stemmed ash due to dieback and decay.

CPC: Unable to comment due to insufficient information

MSDC: Refused

f) DM/21/2381: Rosehill Cottage, London Road

Construction of timber frame home office with more than 50 percent glass frontage close to high hedge at the rear of the plot. Monopitch roof with timber cladding. More than 2.5m high to the front.

CPC: No objection
MSDC: Permission granted

g) DM/22/0361: Playground Cuckfield Recreation Ground

Tree 0541 Fagus sylvatica - Prune back eastern lateral branches away from tennis court fence by 1m.

CPC: No objection
MSDC: Permission granted

h) DM/22/0132: Sheerwater, 20 Manor Drive

T1 - Horse Chestnut, fell to grind level.

CPC: Unable to comment due to lack of information; the Committee requested further information in the form of an arboricultural report as the tree was subject to a TPO

MSDC: Permission granted

i) DM/22/0146: Laurel House, 21 Manor Drive

2x Ash (T1 and T2), 1x Silver Birch (T3), 1x Will (t4) - fell to ground level.

CPC: Object. The Committee agreed with the engineer's report that felling is premature and noted that the issues experienced may be caused by the property's foundations rather than vegetation. The Committee reflected on a previous application associated with the property to fell trees (DM/19/4330) which was refused as felling was deemed to be unnecessary as the report/statement did not implicate the trees in subsidence issues.

MSDC: Part granted (Ash and Willow), part refused (Silver Birch) as insufficient evidence has been provided to justify the removal of the tree.

PL143 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None.

PL144 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 8.20pm

Signed _____

Next Planning Meeting:

31st March 2022