



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 12th May 2022

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

In Attendance: Mr J Dickie, Mrs K Ely (Assistant Clerk), Mrs C Potts and Mr A Symonds.

Public Question Time: None present.

PL001 To receive apologies for absence
None.

PL002 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.

PL003 To approve the minutes of the committee meeting held on 21st April 2022
The minutes of the meeting held on 21st April 2022 were noted and approved.

PL004 To note the Planning Action List
Noted.

PL005 To consider the following Planning Applications:

a) DM/22/1258: 1 Burrell Cottages, Whitemans Green

6 x Ash to fell to ground level (TP/22/0002)

Comment: Object. The Committee referred to their previous comments filed on 31/01/22 to application DM/22/0121 which stated: 'Unable to comment due to insufficient information; the Committee wished to request further information to make a determination'. The Committee recommended a TPO for the group of trees and therefore an objection was raised to this notification.

7.46pm Mr J Dickie arrived.

b) DM/22/1241: 8 Brainsmead

Single storey rear extension to replace existing conservatory.

Comment: No objection.

c) DM/22/1267: 3 Braynesmead Cottages, Whitemans Green

Single storey side extension to outbuilding.

Comment: Object. The Committee noted the development 'creep' of the property, no longer being an outbuilding subordinate to the main building. Cllr Oversby-Powell had prepared a sequence of images highlighting the development of the outbuilding from a shed in 2015 to its current structure which incorporated a home office, garage, coffee making area and wc, with the appearance of being a separate dwelling.

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.

Committee additionally referred to the change to the roofline from the previous plan that had not been explicitly mentioned in the application.

Committee objected to the application, noting that it contravened CNP1A, CNP10A and CNP10B of the Cuckfield Neighbourhood Plan.

d) DM/22/1341: Car Park Cuckfield Recreation Ground

Turkey Oak – crown reduction in height by 5m, radial spreads by 3m.

Comment: No objection.

e) DM/22/1323: 14 Warden Court

Conversion of integral garage into a family room with new double glazed window to match existing.

Comment: No objection.

f) DM/22/1331: Warden Park School

Proposed single storey Special Support Centre (SSC) and Geography classroom extension, to the existing main building. With associated external works.

Comment: No objection.

8.17pm Mrs C Potts arrived.

g) DM/22/1292: 18 Manor Drive

Proposed first floor side extension. Revised application form received 29th April 2022 revising the finish of the walls from tile hung to cement cladding.

Comment: Object. Committee noted that the materials were incompatible with the existing building and contravened CNP10D of the Cuckfield Neighbourhood Plan. The Committee additionally noted that, due to the large size of the property and extension, it would be visible from B2036 which would negatively affect the wider street scene.

PL006 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

A site meeting with Taylor Wimpey has been convened for Friday 13th May at 10am.

PL007 To receive an update regarding the proposed 'CuckStye' development to the south of Cuckfield.

An Extraordinary Meeting of the Parish Council has been convened for Thursday 19th May at 7.30pm to consider the grant request received from SCAG (Stop Cuck-stye Action Group) to fund a landscape assessment of the proposed development site between Ansty & Cuckfield at a cost of £10,656.

PL008 To note any planning and/or appeal decisions received from Mid Sussex District Council

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.

CPC: Objection

MSDC: Refused

b) DM/22/0656: 16 Ledgers Meadow

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

CPC: No objection

MSDC: Refused

c) 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.

CPC: No objection

MSDC: Permission granted

d) DM/22/0826: 8 The Knowle

Demolish existing two bay detached garage and rebuild in same location new two bay detached garage with studio accommodation above as ancillary use to main dwelling and wine cellar.

CPC: Objection

MSDC: Application withdrawn

e) 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.

CPC: No objection

MSDC: Permission granted

PL009 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

The Committee wished to record as part of the Neighbourhood Plan monitoring the conflicting outcome of planning application DM/22/0656.

PL010 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 8.42pm

Signed _____

Next Planning Meeting: 26th May 2022