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## Planning Committee

### Minutes of the Meeting held at 7.30pm on Thursday 16<sup>th</sup> June 2022

**Present:** Mr S Oversby-Powell (Chairman), Mr P Ceccherini and Mrs A King

**In Attendance:** Mrs S Heynes (Parish Clerk) and Mr A Symonds

**Public Question Time:** None present.

**PL022 To receive apologies for absence**

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

**PL023 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.

**PL024 To approve the minutes of the committee meeting held on 26<sup>th</sup> May 2022**

The minutes of the meeting held on 26<sup>th</sup> May 2022 were noted and approved.

**PL025 To note the Planning Action List**

Noted.

**PL026 To consider the following Planning Applications:**

**a) DM/22/1763: Ridge House, Copyhold Lane**

Demolition of existing conservatory and proposed rear single storey extension

**Comment:** No objection

**b) DM/22/1670: Durlston, Tylers Green**

Single storey rear extension.

**Comment:** No objection

**PL027 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.**

No update provided.

**PL028 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield.**

A meeting took place last Friday where MSDC advised the site would be removed from the next update of the District Plan, however they also admitted it would likely be added back to the plan if the Developer appealed this.

**PL029 To note any planning and/or appeal decisions received from Mid Sussex District Council**

**a) DM/22/1428: Crundens, South Street**

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

Pollard one overhanging branch of a broad leaf tree sited in the rear garden of Crundens

**CPC:** No objection

**MSDC:** Permission granted

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

Single storey side extension to outbuilding

**CPC:** 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. 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.

**MSDC:** Permission granted

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the outbuilding at No 3 Braynesmead and the immediate setting. It would conserve the character of the Conservation Area, preserve the setting of the Listed Building at No 3 and would not cause harm to the amenities of the neighbouring property. Therefore the proposal complies with Mid Sussex District Plan Policies DP26, DP34 and DP35 and Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan and with the relevant provisions of the NPPF and adopted design guidance. The application therefore accords with the Development Plan and is considered acceptable. The application is therefore recommended for approval.

**c) DM/22/1241: 8 Brainsmead**

Single storey rear extension to replace existing conservatory

**CPC:** No objection

**MSDC:** Permission granted

**d) DM/22/0861: 11 The Highlands**

T2 – Ash – Crown reduction of about 1.5-2m to previous points. Crown thinning to remove upright growth. Works required to maintain tree to a reasonable size and shape, particularly due to its close proximity to property. T3 - Oak - Crown reduction of about 1.5m back to previous points. Works required to maintain tree to a reasonable size and shape, particularly due to its close proximity to a neighbouring property. Also, to balance the growth to align with works. Previously permitted on the south side of the tree. T4 - Ash - Remove. Works required as outlined in the attached report dated 10/3/2022.

**CPC:** No objection

**MSDC:** Permission granted

**e) DM/21/4371: 4 Ivy Cottages, Tollgate Lane**

Installation of temporary service bracket to raise overhead electrical service to maintain safety clearances at the rear of Ivy Cottages prior to being able to install a new low voltage cable through the garden and removal of overhead line supplying No 3 and No 4.

**CPC:** No objection

**MSDC:** Permission granted

**f) DM/21/3755: 8 Brainsmead**

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.

**CPC:** No objection

**MSDC:** Permission granted

**g) DM/22/0288: 2 Mill Hall Cottages, Whitemans Green**

Proposed new porch/lean-to to side of front elevation. Single storey rear extension and demolition of existing conservatory and proposed to be replaced with new single storey rear extension on footprint of conservatory.

**CPC:** No objection

**MSDC:** Permission granted

**h) DM/22/1323: 14 Warden Court**

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

**CPC:** No objection

**MSDC:** Permission granted

**i) DM/22/1331: Warden Park School, Broad Street**

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

**CPC:** No objection

**MSDC:** Permission granted

**PL030 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data**

DM/22/1267 would be added to the monitoring data.

**PL031 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 7.49pm

Signed \_\_\_\_\_

**Next Planning Meeting:** 30<sup>th</sup> June 2022