



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 21st July 2022

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

In Attendance: Mr J Dickie, Mrs S Heynes (Parish Clerk) and Mrs N Ripert (Communications & Admin Officer)

Public Question Time: None present.

PL032 To receive apologies for absence

Cllrs Ceccherini, King and Sheldon offered their apologies, which were noted.

PL033 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 Burton advised his interest in item PL036 a) DM/22/1830 due to living next door and would not take part in the decision for this item.

PL034 To approve the minutes of the committee meeting held on 16th June 2022

The minutes of the meeting held on 16th June 2022 were noted and approved.

PL035 To note the Planning Action List

Noted.

1940 Cllr Burton joined the meeting.

PL036 To consider the following Planning Applications:

a) DM/22/1830: Lerinda, Ardingly Road

Proposed single storey rear extension to existing house, following demolition of existing conservatory.

Comment: No objection.

b) DM/22/1840: Cuckfield Park, South Street

Replacement of a C20 extension flat roof with a pitched roof of similar form and materials to the existing house, along with the replacement of the existing window to a traditionally detailed casement window.

Comment: No objection.

c) DM/22/1897: The Old Cottage, Whitemans Green

Removal of non-historic porch.

Comment: No objection, however the Planning Committee would be guided by the Heritage Officer comments in this matter.

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.

d) DM/22/1899: 17 Brainsmead Close

Single storey extension to the rear and side of the property (amended description 22/06).

Comment: No objection.

e) DM/22/1908: 16 Ledgers Meadow

Proposed extensions and internal alterations together with all associated drainage works.

Comment: The Committee would request that before any decision was made regarding this application the drawings needed to be corrected as they were showing a discrepancy between the east and west elevations for the second storey.

On consideration of the planning application details, the Parish Council objected to the proposal to install external flues at the property. These would be out of keeping with the surrounding properties, as per CNP1 - Design of New Development and Conservation b) Is sympathetic to the setting of any heritage assets, as the property was immediately opposite Cuckfield House; and CNP7 - Housing Development within the Built Up Area Boundary a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene.

Otherwise, the Planning Committee had no objection to the remainder of the planning application.

f) DM/22/1950&1949: Queens Hall High Street

Installation of a CCTV camera to the front elevation. Installation of a Platinum Jubilee Commemorative brass plaque to the front elevation between the existing noticeboard and other plaque.

Comment: No comment.

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.) (Revised plans and application form revising the finishing of the walls received 23.06.2022)

Comment: No comment as decision had already been made.

h) DM/21/3303: The Old Cottage Whitemans Green

Discharge of conditions 2, 3 and 4 of application DM/21/3303.

Comment: No comment.

i) DM/21/3297: The Old Cottage Whitemans Green

Discharge of conditions 3, 4 and 5 of application DM/21/3297.

Comment: No comment.

j) DM/22/1733: The Linney, Horsgate Lane

Replacement of existing garden shed with new slightly larger shed.

Comment: No objection, however the Planning Committee was keen to understand why this was a planning application rather than Permitted Development? The Parish Council would also be keen to see the original planning application form for this item.

k) DM/22/2104: Doyle House 1 Charles Peel Place

Part-retrospective consent for the erection of a retaining wall in addition to landscaping works to the rear garden including level changes, installation of hardstanding, installation of raised planters, a new fence/handrail to the top of the retaining wall, the erection of a pagoda and additional screening to the eastern boundary.

Comment: Object. The Committee noted that the 4 metre high wall with a further 2 metre fence on top created a 6 metre wall at the end of this garden was out of keeping with the surroundings due to the materials used and the scale of the wall.

The following policies were deemed relevant when considering this application. CNP1 -

Design of New Development and Conservation d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site; e) Creates safe, accessible and well-connected environments that meet the needs of users; and g) Makes best use of the site to accommodate development. The Committee felt that the existing trees had not been adequately protected, and also that the installed concrete wall was not in any way sympathetic to the surroundings. Policy CNP 4 – Protect and Enhance Biodiversity c) Protecting ancient trees or trees of arboricultural value. This had not been considered prior to the works taking place.

As the property was on the boundary of the AONB, Policy CNP 5 - Protect and Enhance the Countryside e) Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan. CNP 7 - Housing Development within the Built Up Area Boundary a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene; and e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. Whilst there were plans to screen the wall with trailing plants this would take many years to achieve due to the size and scale of the wall, therefore it was recommended the wall be clad in more attractive materials.

Finally, CNP 10 – Building Extensions Within and Outside the Built Up Area Boundary a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene; d) Materials are compatible with the materials of the existing building; and e) The traditional boundary treatment of an area is retained and, where feasible, reinforced.

l) DM/22/2123: Courtmead House Courtmead Road

T1- Sycamore- Remove major deadwood (>50mm diameter). T2- Purple-leaved Plum- Cut back from north-west corner of house to give 1.5 metre clearance. T3- Lawson cypress - Windblown, reduce height 4.5m.

Comment: No objection.

m) DM/22/2055: Ockenden Manor, Ockenden Lane

4 x Acacia – Fell. 1 x Holly – reduce to lowest fork (wall height). 2 x Ash trees, 1 in Drill Hall remove branch brushing of, other – remove dead/dying limb. Lime – reduce back to previous growth points over roof.

Comment: No objection.

PL037 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

The Clerk had written to Taylor Wimpey to highlight the outstanding work required to be completed prior to handover of the site. No response had been received to date.

PL038 To receive an update regarding the proposed ‘Cuck-Stye’ development to the south of Cuckfield.

The landscape assessment was underway, and donations had been made to support the cause. Before a traffic assessment would be commissioned evidence for further community engagement and support was required and ideally donations would be used to fund this.

PL039 To note any planning and/or appeal decisions received from Mid Sussex District Council

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

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

CPC: Object. Cuckfield Parish Council referred to their previous objection filed on 31/01/22 to 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 is raised to this application

MSDC: Permission granted

1. The tree works hereby permitted shall be begun before the expiration of 2 years from the date of this consent. Reason: To accord with section 17 (4) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Prior to the commencement of the works hereby permitted, 6 replacement trees shall be agreed in writing with the Local Planning Authority. This shall include details of size, species and siting. The trees shall be planted in the first planting season following removal of the trees and thereafter maintained for a period of 5 years and replaced should they become diseased or die. Reason: In order to comply with Policy DP37 of the Mid Sussex District Plan 2014- 2031.

3. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

b) DM/22/1076: The Rose and Crown Mews, London Lane

Removal of Condition 2 of planning application 08/03562/FUL.

CPC: No objection

MSDC: Permission granted

c) DM/22/1670: Durlston, Tylers Green

Single storey rear extension.

CPC: No objection

MSDC: Permission granted

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

Demolition of buildings and erection of 13 dwellings along with parking and landscaping.

CPC: No objection

MSDC: Permission granted

e) DM/22/1478: Roundway, Tylers Green

Proposed conversion of existing garage into habitable accommodation to increase the size of the kitchen.

CPC: No objection

MSDC: Permission granted

f) DM/21/3303 & 3297: The Old Cottage Whitemans Green

Discharge of conditions 2, 3 and 4 of application DM/21/3303.

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

g) DM/22/0057: 1 Churchyard Cottages, Church Street

Replacement of existing dilapidated garden shed with new.

CPC: No objection

MSDC: Permission granted

h) DM/22/1450: Holly Tree House Broad Street

Demolish existing garage, new two storey side/rear extension to provide bedroom with en-suite at ground floor and sensory room with en-suite at first floor.

CPC: No objection

MSDC: Permission granted

i) 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). (Revised plans and application form revising the finishing of the walls received 23.6.2022.)

CPC: 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.

MSDC: Permission granted

PL040 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

DM/22/1258 and DM/22/1292 would be noted, however decision DM/22/1258 had conditions applied to ensure replacement trees would be installed, and DM/22/1292 approval was based on a change in materials to tiles instead of concrete. It was deemed that these decisions supported the Parish Council's thinking on both matters.

PL041 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 9.08pm

Signed _____

Next Planning Meeting: 1st September 2022