



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 20th October 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: Mrs S Heynes (Parish Clerk), Mrs N Ripert (Communications & Admin Officer)

Public Question Time:

PL062 To receive apologies for absence

None

PL063 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.

PL064 To approve the minutes of the committee meeting held on 1st September 2022

The minutes of the meeting held on 29th September 2022 were noted and approved.

PL065 To note the Planning Action List

Noted.

PL066 To consider the following Planning Applications:

a) DM/22/2997: Lloyds Pharmacy Heathfield House High Street

T1 Ash tree - to be felled to 50mm from ground level. G1 - Clear vegetation (saplings) to ground level.

Comment: No objection

b) DM/22/2673: Stroods, Whitemans Green

Conifer - reduce crown by 1-3 meters and fell Cedar in middle of garden.

Comment: The Planning Committee were unable to determine this application in the absence of an arboricultural report and questioned if there were any other options besides felling the Cedar tree. Could the tree be reduced in size rather than being removed entirely?

1950 Cllr Burton joined the meeting

c) DM/22/2759: Land to the front of 2 Buttinghill Drive

T19, T18 - fell - dead trees (species unknown).

Comment: No objection

d) DM/22/3120: 7 The Brambles

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.

Proposed single storey front WC and Porch extension.

Comment: No objection

e) DM/22/3106: Southease, Copyhold Lane

Part retrospective application to convert existing garage to residential accommodation, side extension to create log store with secure bicycle and garden machinery store.

Comment: No objection

PL067 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development

No additional updates were noted.

PL068 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield

No additional updates were noted.

PL069 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/22/2321: Land North of Leyton Lea, Leayton Lea

T1 (Mature Ash) - Remove large dead branch over the estate (east side 8m up) and remove large north easterly limb 12 meters up on the estate side which can be pruned back to the main trunk.

T2 (Mature twin stemmed ash) - Remove the most northerly smaller trunk and remove the easterly limb from the larger trunk back to source, approximately 5 meters up.

T3 (Large Ash) and T4 (Semi Mature Ash) - to Fell

T5 (Mature Ash) - Remove the South easterly stem where the tree bifurcates at approximately 4 to 5 meters from the ground.

T6 (Mature Ash) - to Fell

CPC: No objection

MSDC: Permission granted

b) DM/22/2526: Longacre Farm, Ardingly Road

Demolish existing detached double garage and build new detached oak framed double garage with home office over, new pool house for pool equipment and wc, extend existing paving area around pool with new stone paving to increase terrace area.

CPC: No objection

MSDC: Permission granted

c) DM/22/2632: Tudor House, Whitemans Green

Certificate of Lawfulness of Existing Use or Development (CLEUD) to regularise the use of a store over the garage as a bedroom.

CPC: No objection

MSDC: Permission granted

d) DM/22/2752: Lloyds Pharmacy, Heathfield House

1x Willow to fell and remove stump.

CPC: No objection

MSDC: Permission granted

e) DM/22/2454: Orchard House, Hanlye Lane (WSCC/027/22)

Widening of existing private road and addition of pathway including railings and lighting bollards

CPC: No objection

WSCC: Permission granted

f) DM/22/2376: Ockenden House, Ockenden Lane

Construction of a home office and gym extension together with the installation of metal railings to enclose existing roof terrace.

CPC: No objection

MSDC: Permission granted

g) DM/22/2117: Courtyard House Whitemans Green

Proposed single storey carers annex extension to the North of existing house.

CPC: Object. The committee discussed the reasonable usage of the proposed application and resolved to reinforce the previous objections raised. In summary, this would cause significant impact to the street scene opposite a Grade 2 listed building adjacent to the conservation area.

The following policies were deemed relevant when considering this application.

CNP 1 - Design of New Development and Conservation a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 – Conservation Areas and Character Areas, by way of; 1. Height, scale, spacing, layout, orientation, design, and materials of buildings, 2. The scale, design and materials of the public realm (highways, footways, open space and landscape); and b) Is sympathetic to the setting of any heritage asset and; c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and f) Will not result in unacceptable levels of light, noise, air or water pollution, and g) Makes best use of the site to accommodate development.

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; b) Spacing between buildings would respect the character of the street scene; 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.

Additionally, the reasons for refusal of the previous attempt to develop this property in application DM/15/0123 were still valid.

MSDC: Refused

PL070 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

None

PL071 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 8.15pm

Signed _____

Next Planning Meeting: 3rd November 2022