



The Queen's Hall  
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Cuckfield  
West Sussex  
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## Planning Committee

### Minutes of the Meeting held at 7.30pm on Thursday 30<sup>th</sup> March 2023

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

**In Attendance:** Mrs S Heynes (Parish Clerk)

**Public Question Time:** 3 members of the public were in attendance. One member spoke against the installation of the new exit that had been opened from Laines Farm onto the B2036 on the grounds that this was in a dangerous position immediately next to a lamp post. Another member spoke regarding the hoardings in front of the Wealden Stores building, and the lack of action WSCC was able to take.

**PL146 To receive apologies for absence**

Cllrs Podmore offered his apologies which were noted.

**PL147 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.

**PL148 To approve the minutes of the committee meeting held on 9<sup>th</sup> March 2023**

The minutes of the meeting held on 9<sup>th</sup> March 2023 were noted and approved.

**PL149 To note the Planning Action List**

Noted.

**PL150 To consider the following Planning Applications:**

**a) DM/23/0110 & DM/23/0111: Marshalls, High Street**

Removal of existing rear extensions and replacement with new single storey rear extension with associated hard and soft landscaping works, part removal of garage roof structure and refurbishment and alterations to the existing summer/pool house and garage. Internal alterations and installation of new sanitary ware and Air Source Heat Pumps. Repair all windows and re-tile and repair the main house roof. Revised drawings to show reduction in depth to proposed single storey rear extension, including amended tree constraints plan, survey and tree report all received on 15.02.2023.

**Comment:** Committee resolved to defer the decision regarding this planning application to the Conservation Officer due to this property being one of historical significance.

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.

**b) DM/23/0681: Southways, Courtmead Road**

T1 Silver Birch - 2.5m crown reduction to live secondary growth points. T2 Eucalyptus - 3m reduction to live secondary growth points. T3 Poplar - 2.5m reduction to live secondary growth points. G1 Mixed hedge row at rear of property - reduce height by 2m.

**Comment:** No objection.

**c) DM/23/0588: 15 Wheatsheaf Lane**

Proposal to replace the existing conservatory glass roof with a SupaLite tiled roof.

**Comment:** No objection.

**d) DM/23/0720: 8 The Knowle**

Alterations to existing two bay detached garage roof to add studio accommodation above as ancillary use to main dwelling.

**Comment:** No objection.

**e) AP/23/0010: Courtyard House Whitemans Green**

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

**Comment:** This item was the appeal outcome rather than an application to consider.

**PL151 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development**

Recent correspondence received from Taylor Wimpey advised they had received quotes for remedial works to the embankment levels which were being reviewed by their Commercial Department. We would receive an update once they were ready to appoint a contractor and the start date for the works.

**PL152 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield**

No update available.

**PL153 To consider the opening made from Laines Farm onto the B2036 (South Street) and the response received from MSDC regarding this, together with additional evidence provided by neighbouring properties.**

Council resolved to write to WSCC Highways and request a site visit to review the opening as it was felt to be a far too dangerous entry/exit point onto the B2036 especially combined together with lamp post immediately to the side of the opening. Visibility from this exit point was poor, particularly for a slow moving large vehicle such as a tractor. The Clerk was instructed to request a site visit by WSCC rather than the desktop review completed, and clarification of why this particular exit point was deemed safer than the one opened previously. The Clerk was also instructed to follow up with MSDC to request they share the evidence they had received supporting a historical opening onto this road.

**PL154 To note the glass door installed to the left of Jimmy's barbers, on the High Street, and MSDC response.**

MSDC had visited the site and consulted with the Conservation Officer. The new door replaced a metal gate and whilst could normally be permitted development, the Article 4 Direction in effect in Cuckfield's conservation area removed this right (Part 2, Class A) so the door would require planning permission.

The previous gate did not appear to be an historic feature so MSDC would be writing to the owner requesting a planning application be made. It was also noted that the work

had resulted in damage to the wall so it would be requested that remedial repair works take place.

**PL155 To note any planning and/or appeal decisions received from Mid Sussex District Council**

**a) DM/23/0324: 2 Longacre Cottages Ardingly Road**

Proposed part two-storey side extension. (Amended plans received 28.02.2023).

**CPC:** No objection

**MSDC:** Permission granted

**b) DM/23/0317: Laurel House 21 Manor Drive**

(Amended Plans received 23.02.2023) The proposed works include, removal of a single storey extension. Removal of a conservatory and replacement with a two storey extension on similar footprint to conservatory. Garage conversion into habitable space. Small single storey extension to side for porch into garage conversion. Small single storey extension to front to line through with existing front facade. Existing first floor window moved across facade.

**CPC:** Object - the committee did not have any objection to the actual application but resolved to object to the proposed cladding materials for the external walls as per application DM/22/1292. The materials proposed were incompatible with the existing building and contravened CNP10D of the Cuckfield Neighbourhood Plan.

**MSDC:** Permission granted, however the cladding materials the committee objected to had been removed from the planning application.

**c) AP/23/0010: Courtyard House, Whitemans Green**

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

**CPC:** Object

**Outcome:** Appeal Dismissed

**PL156 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data**

None.

**PL157 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:** 20<sup>th</sup> April 2023