



The Queen's Hall
High Street
Cuckfield
West Sussex
RH17 5EL

01444 451610
01444 454276

Planning Committee

Minutes of the Meeting held at 7.30pm on Thursday 27th July 2023

Present: Mr S Oversby-Powell (Chairman), Mrs M Dormer, Mr R Gill, Mrs A King and Mr M Sheldon

In Attendance: Sam Heynes (Clerk)

Public Question Time: One member of the public was present to provide an overview of DM/23/1759.

PL034 To receive apologies for absence

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

PL035 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.

PL036 To approve the minutes of the committee meeting held on 5th July 2023

The minutes of the meeting held on 5th July 2023 were noted and approved.

PL037 To note the Planning Action List

Noted.

PL038 To consider the following Planning Applications:

a) DM/23/1692: 15 The Brambles

Proposed rear dormer to roof as part of loft conversion and two new velux rooflights to front roof slope.

Comment: The committee resolved to defer to MSDC to determine whether this was a permitted development application.

b) DM/23/1699: Communal Amenity Area Surrounding Flats, Hatchlands

Fell x5 Holm oaks situated in communal garden area at rear of Hatchlands flats to ground level.

Comment: Object. There was a TPO on these trees for good reason, and bracket fungus did not mean that a tree should be felled. The committee reiterated that they considered trees to be very important within the village and should only be felled if they were in a truly dangerous state – which these trees were not based on the evidence provided.

c) DM/23/1764: Land Surrounding The Tower House, Tower House Close

T1 Ash - crown lift by up to 3 metres to good growth points. T2 Ash - fell as close to ground level as possible. T3- Conifer - fell as close to ground level as possible.

Cuckfield Parish Council confirmed their eligibility to hold the General Power of Competence on 18th May 2023, all decisions made during this meeting are done so using this power.

Comment: No objection

d) DM/23/1269: 1 Clock House, High Street

Retrospective application to change old iron gate to a glass gate.

Comment: Object – The replacement gate was not in keeping with the conservation area on the basis of CNP13 Shop Fronts & Advertisements b) the proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part and the character of the Conservation Area.

c) DM/23/1759: Woodbine Cottage Broad Street

Proposed garden room to the front right hand corner of property.

Comment: No objection

d) DM/23/1788: Percy Lodge London Road

Photovoltaic panels to front elevation and recessed flat roof.

Comment: No objection

e) DM/23/1822: 1 Manor Drive

T1 Hornbeam- crown reduce and reshape by no more than 3 metres. T2 Hornbeam- crown reduce by 3 to 4 metres. T3 Multi-stemmed Sycamore - crown reduce by no more than 3 metres.

Comment: No objection.

f) DM/23/1863: 6 Burrell Cottages Whitemans Green

Proposed rear first floor extension.

Comment: No objection.

g) DM/23/1838: Roseland Cottage Broad Street

T1 Sycamore - Thin crown by 30% and reduce crown by 3m.

Comment: No objection.

h) DM/23/1877: Marshalls High Street

Discharge of conditions 2 and 3 relating to planning DM/22/3113.

Comment: No comment.

PL039 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

No further updates were available.

PL040 To receive an update regarding the proposed 'Cuck-Stye' development to the south of Cuckfield

No updates available.

PL041 To receive an update regarding the review of the Neighbourhood Plan

The proposed working group would be approved at the next Full Council meeting on 21st September 2023.

PL042 To note any planning and/or appeal decisions received from Mid Sussex District Council

a) DM/23/0796: Annandale Broad Street

Variation of condition 2 in relation to CU/068/97.

CPC: The Committee does not object to this facility being provided within Cuckfield, however they do object to this being in a property in such close proximity to a

secondary school; see CNP1g) makes best use of the site to accommodate development.

MSDC: Permission granted

b) DM/23/0384: Court Meadow School Hanlye Lane

Discharge of planning condition numbers 3, 5 and 6 relating to planning application DM/21/3755

CPC: No comment

MSDC: Permission granted

c) DM/23/1343: Woodbine Cottage Broad Street

Single storey rear and side extension.

CPC: No objection

MSDC: Permission granted

d) DM/23/1329: Land West Horsgate Lane The Brambles

See work schedule.

CPC: No objection, however the applicant may wish to liaise with the Parish Council prior to commencing these works to assist with providing positive publicity regarding the reasons for the trees being felled, to try and reduce any negative commentary from members of the public.

MSDC: Permission granted

e) DM/23/1573: Ratcliffe House Copyhold Lane

Installation of 34 S Mono Solar Panels to two separate height lines along northern boundary of the field located to the rear of the property.

CPC: No objection

MSDC: Permission granted

PL043 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data

DM/23/0796 would be added to the monitoring data.

PL044 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

The committee noted that some of the architectural features included in the plans for the redevelopment of Wealden House at Whitemans Green had been changed during the build. The Clerk was instructed to contact MSDC regarding this to enquire whether this was acceptable and also to add this to the next agenda for discussion.

The railing along Mytten Twitten had been recently removed, and the committee were concerned that it did not belong to the homeowner who had removed it. The rail had been in place for many, many years and used regularly. The Clerk was instructed to check with MSDC/WSCC whether the railings belonged to them and if so, should they be reinstated.

Meeting Closed at 8.30pm

Signed _____