



The Queen's Hall  
High Street  
Cuckfield  
West Sussex  
RH17 5EL  
01444 454276

Parish Clerk: Noemi Ripert  
clerk@cuckfield.gov.uk

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## To members of the **Planning Committee**

You are hereby summoned to attend the meeting of the **Planning Committee** in the **Queen's Hall** at **7.30pm** on **Thursday 5<sup>th</sup> June 2025** to transact the following business:

Members of the public are invited to put questions or to draw relevant matters regarding items on the agenda to the Council's attention for ten minutes prior to the commencement of business.

### **AGENDA**

- PL012** To receive apologies for absence.
- PL013** 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.)*
- PL014** To approve the minutes of the meeting held on 15<sup>th</sup> May 2025.
- PL015** To note the Planning Action List.
- PL016** To consider the following Planning Applications:
- a) DM/25/1237: The Old Vicarage Broad Street**  
Red cedar - reduce height by up to 5m to match height of hedge  
<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=SW5J2FKT04L00>
  - b) DM/25/1226: Rose Cottage High Street**  
Discharge of planning conditions 5, 6, 7, 8, 9 and 10  
<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SW5BMEKT04L00>
  - c) DM/25/1227: Rose Cottage High Street**  
Discharge of planning conditions 2, 3, and 4 relating to planning application DM/24/3110.  
<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SW5BREKT04L00>
  - d) DM/25/1284: 5 The Dell**  
Proposed single storey rear extension.  
<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=SWCSY8KT04L00>
  - e) DM/25/1314 Birch House Courtmead Road**  
First floor existing former garage extension and ground floor link extension  
<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=SWKE9QKT0D200>

**f) DM/25/1311: Mill Hall Farm Whitemans Green**

Non-material amendment relating to planning reference DM/24/2451 to form draught lobby and dedicated space for outdoor coats and boots.

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWK8HJKT0D200>

**g) DM/25/1316 Birch House Courtmead Road**

Proposed detached double garage

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=SWKF8PKT0D200>

**h) DM/25/1336: More House Copyhold Lane**

Demolition of existing rear conservatory and construction of new rear ground and first floor extension to form ground floor dining room and kitchen, and extension to first floor bedroom. External works to building surrounding area, new door to replace ground floor window on south elevation.

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=SWNRYLKT04L00>

**i) DM/23/2866: Land East Of Ansty Way Cuckfield Bypass**

Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping. (Additional information and amended plans received 27th May 2025).

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3PMGXKT0D200>

**j) DM/23/2867: Land East Of Ansty Way Cuckfield Bypass**

Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use. (Additional information and amended plans received 27th May 2025).

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3PMPQKT0D200>

**PL017** To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

**PL018** To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.

**PL019** To receive an update regarding the review of the Neighbourhood Plan.

**PL020** To note any planning and/or appeal decisions received from Mid Sussex District Council.

**PL021** To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

**PL022** 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.**

*N Ripert*  
Parish Clerk, 30<sup>th</sup> May 2025