



The Queen's Hall
High Street
Cuckfield
West Sussex
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Parish Clerk: Noemi Ripert
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Planning Committee

Minutes of the meeting held at 7.30pm on Thursday 5th June 2025

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

In Attendance: Ms N Ripert (Clerk) & Mr A Symonds

Public Question Time: two members of the public attended

PL012 To receive apologies for absence.

Cllr Sheldon offered his apologies which were noted and accepted.

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.*)

None

PL014 To approve the minutes of the meeting held on 15th May 2025.

The minutes of the meeting held on 15th May 2025 were noted and approved.

PL015 To note the Planning Action List.

Noted

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

Comment: No objection

b) DM/25/1226: Rose Cottage High Street

Discharge of planning conditions 5, 6, 7, 8, 9 and 10

Comment: No comment – Committee resolved to defer to the expertise of the heritage officer.

c) DM/25/1227: Rose Cottage High Street

Discharge of planning conditions 2, 3, and 4 relating to planning application DM/24/3110.

Comment: No comment – Committee resolved to defer to the expertise of the heritage officer.

d) DM/25/1284: 5 The Dell

Proposed single storey rear extension.

Comment: No objection

e) DM/25/1314 Birch House Courtmead Road

First floor existing former garage extension and ground floor link extension

Comment: No objection

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.

Comment: No objection

g) DM/25/1316 Birch House Courtmead Road

Proposed detached double garage

Comment: No objection

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.

Comment: Committee resolved to take the lead from the planning officer and agreed with the comments made on the previous application in the Delegated Report. Committee also agreed that the proposed application failed to be in accord with Cuckfield Neighbourhood Plan's policies CNP1 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; i. height, scale, spacing, layout, orientation, design and materials of buildings, (...) and CNP10 a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene.

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).

Comment: Objection – Committee resolved to wait for the feedback and response from Steve Tilbury to submit the Parish Council's strong objections and referred back to the previous comments already submitted.

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).

Comment: Objection – Committee resolved to wait for the feedback and response from Steve Tilbury to submit the Parish Council's strong objections and referred back to the previous comments already jointly submitted with Ansty & Staplefield Parish Council:

This representation is written jointly on behalf of Cuckfield Parish Council and Ansty & Staplefield Parish Council, who both OBJECT to this application on the following grounds:

1.The applicant has indicated that they have no intention of implementing this proposal unless permission is also given for the residential development which is the subject of application DM/23/2866.

We believe that two separate applications have only been made to avoid the red line boundary of what should properly have been a single application for major residential development being partly within the High Weald National Landscape (Area of Outstanding National Beauty). We have set out our objection to the residential application in our representation of 12th January 2024 and for all the same reasons believe that this application is contrary to relevant policies in the District Plan, the Ansty, Staplefield and Brook Street Neighbourhood Plan and the National Planning Policy Framework.

2.There would be no benefit to the local community from the proposal to create a parkland reserve. Public access is already available via the public rights of way network and there is no evidence of any local need to increase that access. Any trespass that currently takes place is either trivial and irrelevant or easily dealt with by the landowner and does not need to be regularised.

3.The application contains no details of how the maintenance and management of the site would be undertaken and funded in the long term.

4.The proposals would involve highly speculative impacts on existing biodiversity which are inherently unpredictable given the proposed changes to public access.

This application is unacceptable in its own terms and because its sole purpose is to facilitate unacceptable development on adjoining land under the control of the applicant. It should therefore be refused.

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

The Clerk had chased the solicitors, and no further update had been received.

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

Further objections to the plan were due to be prepared by Steve Tilbury.

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

No further updates were available at this time.

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

a) DM/25/0745 & DM/25/0745: 17 High Street

Retrospective application for the Installation of 3no. conservation style roof windows to ground floor rear roof and 1no. conservation style roof window to rear of main roof slope.

CPC: No objection

MSDC: Permission granted

b) DM/24/09642: 12 Manor Drive

Proposed replacement of existing conservatory roof

CPC: No objection

MSDC: Permission granted

c) DM/25/107: Bentleys 2 Hatchlands

Oak - Reduce by 1 - 2 metres and thin by 10% to reduce stress on decaying stem.

CPC: No Objection

MSDC: Permission

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

None

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.

The clerk was instructed to liaise with Steve Tilbury to receive the feedback and arguments to oppose the Cuckstye Plan in time for the next Full Council meeting of 12th June 2025.

Meeting Closed at 8:28pm

Signed _____