



The Queen's Hall
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Cuckfield
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Parish Clerk: Noemi Ripert
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To members of the **Planning Committee**

Minutes of the meeting held at 7.30pm on Thursday 9th October

Present: Mrs M Dormer (Chair), Mr A Burton, Mrs A King, Mrs A Kyle, Mr M Sheldon, Mrs J White

In Attendance: Ms N Ripert (Clerk), Mrs K West (Comms & Admin Officer) & Mr A Symonds

Public Question Time: None

PL078 To receive apologies for absence.

Cllrs Podmore and Oversby-Powell offered their apologies which were accepted.

PL079 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

PL080 To approve the minutes of the meeting held on 18th September 2025.

The minutes of the meeting held on 18th September 2025 were noted and approved.

PL081 To note the Planning Action List.

Actions were noted.

PL082 To consider the following Planning Applications:

a) DM/25/2346: 2 Chilton House Whitemans Green

Maple Tree (T1) and Silver Birch (T2) - Crown Reduce by 2 metres

Comment: No objection

b) DM/25/2325: The Orchard Whitemans Green

Proposed part demolition of existing playroom and erection of a single storey orangery extension to rear of property.

Comment: No objection

c) DM/25/2118: 16 Turners View

Proposed ground floor side extension and loft conversion with a contemporary dormer to create additional habitable space, together with the construction of a separate garden shed for storage. (Amended plans received 25.09.2025)

Comment: Committee agreed to reiterate the comments previously submitted and to further reinforce their objection.

Objection – Committee objected on the basis that the proposed application detracts from the overall design statement and setting of the development and referred to CPC Neighbourhood Plan Policy CNP 10 a) the scale, height and form fit unobtrusively with the existing building and the character of the street scene. Committee also advised that the Planning Officer should refer to the developer's original plan and emphasised the importance of recognising that, should permission be granted, it could set a precedent for future applications.

PL083 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

No further updates were available. Committee instructed the Clerk to write directly to the chair of Taylor Wimpey to seek further assistance with this matter.

PL084 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.

Council noted that both planning applications were scheduled to be considered by the District Planning Committee on 16th October. Cllr Oversby-Powell was nominated as the designated speaker on behalf of CPC, to reaffirm the Parish Council's strong opposition to the Cuckstye development, in coalition with Ansty & Staplefield Parish Council, the Cuckfield Society, and the Stop Cuckstye Action Group.

PL085 To receive an update regarding the review of the Neighbourhood Plan.

No further updates were available.

PL086 To note any planning and/or appeal decisions received from Mid Sussex District Council.

a) DM/25/1610: 17A High Street Cuckfield

Change of use to part of shop Willis and Co (Use Class E(a)) to residential (Use Class C3(a)) to add living space to existing dwelling house

CPC: No comment – committee resolved to defer to the expertise of the heritage officer. Committee also noted that data available from the consultation list was in part obsolete with several of the consultees/businesses no longer existing and others missing

MSDC: Refusal

b) AP/25/0046: More House Copyhold Lane Cuckfield Haywards Heath

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

CPC: Committee resolved to take the lead from planning officer

MSDC: Refusal – Appeal pending

c) DM/25/1251 and DM/25/1250: Cuckfield Parish Council Queen's Hall High Street

Installation of Solar Panels on the southern section of the roof at the Queen's Hall above the main hall, and installation of Secondary Glazing on the stone mullioned windows in the Elizabethan style located on the façade of the building in the Parish Office, and like for like replacement of the Council Chamber.

CPC: No comment

MSDC: Permission

d) DM/25DM/2000: 14 Ledgers Meadow

Demolition of existing conservatory and replaced with a two storey rear extension. Installation of solar panels to roof pitches.

CPC: No objection

MSDC: Permission Granted

e) DM/25DM/2086: The Old Vicarage High Street

Oak 2 - Retrenchment pruning to reduce risk of limb failure and to encourage growth to lower part of crown. Oak 3 - Reduce crown to southern side by 3m as tree is leaning and branches are overhanging a public footpath are now too low.

CPC: No objection

MSDC: No objection

f) DM/25/2196: Willowdene Broad Street

Re-pollard lime tree in rear garden back to previous cut points.

CPC: No objection

MSDC: Permission

g) DM/25/1909: 10 Woodhall Close

Demolition of existing sun room. Proposed two storey rear extension. Relocation and replacement of garage.

CPC: No objection

MSDC: Permission

h) DM/25/1888:1 Tower House Close

Ash Tree leaning over 5 and 6 The Dell - crown reduce by 2m.

CPC: No objection

MSDC: Permission

i) DM/25/1948: Lower Laines Farm Newbury Lane

Proposed ground-mounted array of 40No. solar photovoltaic panels

CPC: No objection

MSDC: Permission

j) DM/25/2048: Loriner House Broad Street

Provision of external gas box meter.

CPC: No objection

MSDC: Permission

k) DM/25/2175: Wayside Ardingly Road

Variation of condition no 2 relating to planning application DM/25/0679 - to allow for design changes.

CPC: No objection

MSDC: Permission

PL087 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

None

PL088 To consider the street naming of the new development off Hatchgate Lane

Committee considered the application for the street naming of the Hatchgate Lane new development and agreed the proposed name was not adequate. Committee suggested instead "Droeway Close".

PL089 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