



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 30th October

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

In Attendance: Mrs K West (Comms & Admin Officer) & Mr A Symonds

Public Question Time: None

PL090 To receive apologies for absence.

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

PL091 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

PL092 To approve the minutes of the meeting held on 9th October 2025.

The minutes of the meeting held on 9th October 2025 were noted and approved.

PL093 To note the Planning Action List.

Actions were noted.

PL094 To consider the following Planning Applications:

a) DM/25/2471: Ockenden Garden Lodge Ockenden Lane

T1 Cypress- Fell, T2 Bay- Fell, T3 Bay- Fell, T4 Yew- Fell, T5 Beech - Reduce by 3m and raise the canopy by 2m as loss of light and overbearing, T6 Elder - Fell as compromising the wall.

Comment: Committee agreed that T1 Cypress and T6 Elder located near the wall should be felled and objected to the felling of T2, T3 and T4. Committee suggested that T2, T3 and T4 should be pruned instead, unless an arboriculturist report had been carried out to support the need for felling these trees.

b) DM/25/2544: 2 Mytten Close

Proposed two storey extension to the rear of the property.

Comment: No objection

c) DM/25/1794: The Co-operative Food Whitemans Green

New plant in rear yard within new ACE acoustic enclosure. Construct new single storey flat roof extension. New Steel security door. New ventilation. New external LED lighting to replace existing. Shop front repairs and decorations. New car park repairs and walkways (amended plans received 16/10)

Comment: Committee raised concerns regarding the potential noise impact of a constant hum on neighbouring properties, particularly during the summer months, as well as the possible lighting nuisance from the proposed external LED installation. Committee agreed that these matters should be referred to the expertise of the Mid Sussex Environmental Officer. Committee also agreed that the shop front repairs and decorations should remain under the guidance of the Heritage Officer.

d) DM/25/2567: Oaklands North High Street

Proposed two storey extension to the side of the property.

Comment: No objection

e) DM/25/2586: Stonecroft Broad Street

1 Ash tree - reduce crown by 3m. One oak tree which overhangs the garden - reduce crown by 3m.

Comment: No objection

f) DM/25/2307: 2 Tower House Close

Ash Tree (T1) - Reduce overall by 2-3 metres

Comment: No objection

g) DM/25/2713: Land Behind 5 And 6 The Dell

Ash tree- Fell

Comment: No objection

PL095 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

No further updates were available.

PL096 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.

No further updates were available

PL097 To receive an update regarding the review of the Neighbourhood Plan.

No further updates were available.

PL098 To note any planning and/or appeal decisions received from Mid Sussex District Council.

a) DM/25/2230: Pennings Broad Street

Ash - Monolith - (T1) (Ash dieback). Lawson cypress (T2) - Crown reduce by 2 metres. Ash (weeping) Crown reduce branches over footpath by 2 metres

CPC: No Objection

MSDC: Permission

b) DM/25/2194: Hatchgate Cottage Hatchgate Lane

Variation of condition nos 2 and 3 of planning application DM/23/3021 - to amend the details of Conditions 2 and 3 in order to facilitate a change to the specification and colour of external cladding materials on the dwelling designs approved for Plots 1 and 5.

CPC: No objection

MSDC: Permission

- c) DM/25/2049: Loriner House Broad Street**
Conversion of existing first floor (salon) and internal alterations to provide 2 bedroom residential accommodation.
CPC: No objection
MSDC: Prior Approval was granted
- d) DM/25/2346: 2 Chilton House Whitemans Green**
Maple Tree (T1) and Silver Birch (T2) - Crown Reduce by 2 metres
CPC: No objection
MSDC: No objection
- e) DM/25/2307: 2 Tower House Close**
Ash Tree (T1) - Reduce overall by 2-3 metres
CPC: No objection
MSDC: No objection
- f) DM/25/2140: Howdean High Street Cuckfield**
Proposed replacement steps.
CPC: No objection
MSDC: Permission Granted
- g) DM/25/2866: 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.
CPC: Refusal
MSDC: Refusal
- h) DM/25/1870: Bramham Moor Tylers Green**
Variation of condition No: 2 of planning permission DM/24/3088 to allow for design changes.
CPC: No objection
MSDC: Permission granted
- i) 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.
CPC: 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.
MSDC: Permission Granted

PL099 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.
None

PL100 To note items arising after the preparation of this agenda which the Chairman agrees to
The offer for the New England Wood expansion project had been accepted, and the New England Wood Trust was progressing with fundraising initiatives to secure the remaining balance.

Meeting Closed at 8.06pm

Signed _____