



The Queen's Hall
High Street
Cuckfield
West Sussex
RH17 5EL
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Parish Clerk: Noemi Ripert
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Planning Committee

Minutes of the meeting held at 7.30pm on Thursday 20th November

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

In Attendance: Ms N Ripert (Clerk)

Public Question Time: None

PL101 To receive apologies for absence.

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

PL102 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

PL103 To approve the minutes of the meeting held on 30th October 2025.

The minutes of the meeting held on 30th October 2025 were noted and approved.

PL104 To note the Planning Action List.

Actions were noted

PL105 To consider the following Planning Applications:

a) DM/25/2798: 5 Bylanes Crescent

Demolition of existing garage and erection of greenhouse

Comment: No objection

b) DM/25/2829: Ockenden Garden Lodge Ockenden Lane

Proposed Conversion of garage into living accommodation

Comment: No objection

c) DM/25/2840: Chilcotts Whitemans Green

Two storey side and rear extension. Alterations to porch, fenestration and entrance.

Comment: No objection however, Committee expressed concerns about the height of the proposed fencing.

d) DM/25/2857: LloydsPharmacy Heathfield House High Street

Proposed part change of use of the ground floor shop to residential, removal of a 1970's rear flat roof extension, minor alterations internally, and change of external building colour.

Comment: Objection - Committee noted that, under policy CNP11 c) of the Cuckfield Neighbourhood Plan, the proposal did not sufficiently justify the reduction of the shop floor area, nor did it provide evidence of the viability of the proposed retail space. Committee agreed that further consideration of Policy CNP11 c)* was required.

**The loss of existing business premises (Use Classes A1, A2, A3, A4, A5, B1 and C1) within the village centre will be resisted unless an equivalent replacement facility is provided within the centre, or where it is demonstrated that the continued operation of a business or service is no longer financially viable. If a specific business or service is no longer financially viable, a use from the range of acceptable Use Classes should be sought for the premises.*

PL106 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

No further updates were available.

PL107 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.

No further updates were available. Committee noted that a number of fundraising events were taking place. It was also noted that Steve Tilbury, Planning Consultant, would be preparing the Statement of Case for the forthcoming appeal.

PL108 To receive an update regarding the review of the Neighbourhood Plan.

No further updates were available.

PL109 To note any planning and/or appeal decisions received from Mid Sussex District Council.

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 2m and raise the canopy by 3m as loss of light and overbearing, T6 Elder - Fell as compromising the wall.

CPC: 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.

MSDC: 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.

CPC: No objection

MSDC: Permission Granted

c) DM/25/230: 2 Tower House Close

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

CPC: No objection

MSDC: Permission Granted

d) DM/25/2762: Hatchgate Cottage Hatchgate Lane

Alterations to the low voltage (LV) overhead lines at Hatchgate Lane, replacing 3 poles and installing additional stay wires.

CPC:

MSDC: Permission Granted

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.

CPC: No objection

MSDC: Permission Granted

f) DM/25/1882: Summer Lodge Copyhold Lane

Erection of a self-build replacement, detached dwelling following demolition of the existing dwelling

CPC: No objection

MSDC: Permission Granted

PL110 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

DM/25/2471: Ockenden Garden Lodge, Ockenden Lane to be added to the monitoring data for loss of trees in the conservation area.

PL111 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

Meeting Closed at 8.19pm

Signed _____