



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

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Parish Clerk: Noemi Ripert  
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**Minutes of the extraordinary meeting of the council  
Held at 7.30pm on Thursday 8<sup>th</sup> January 2026**

**Present:** Mr A Burton (Chair), Mr P Ceccherini, Mrs M Dormer, Mrs A King, Mrs A Kyle, Mr S Oversby-Powell, Mr A Podmore, Mr M Sheldon Mr A Symonds and Mrs J White

**In Attendance:** Ms N Ripert (Clerk)

**Public Question Time:** Three members of the Cuckfield Cottage Homes Trust attended the meeting regarding planning application DM/25/3209 and provided information on the proposed improvements to the Cottage Homes.

**29) To receive apologies for absence.**

None were received.

**30) 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 course of a meeting, of an interest that has not been disclosed under this item you must immediately disclose it.)**

None

**31) To approve the minutes of the Full Council meeting held on 4<sup>th</sup> December 2025**

The minutes of the Full Council meeting held on 4<sup>th</sup> December 2025 were approved and signed.

**32) To consider the following Planning Applications:**

**a. DM/25/2199: Mytten, 40 Mytten Close**

Demolition of existing garage, construction of new garage, slightly enlarging the existing footprint (Corrected plans and Tree Report received on 19 December 2025)

**Comment:** No objection

**b. DM/25/3206: Oakmead Broad Street**

Demolition of existing garage/shed, and construction of extension to the rear of the property

**Comment:** No objection

**c. DM/25/3209: Cottage Homes Church Platt**

Demolish the existing single storey flat roof rear extensions and first floor flat roof dormer windows. Erection of 1 1/2 storey rear extensions on the footprints of the existing single storey extensions and erection of replacement dormer windows. Refurbishment of the existing flats and erection of a 1 1/2 storey southern side extension to provide two additional 1 bed flats.

**Comment:** No objection

**Cuckfield Parish Council adopted the General Power of Competence on 1<sup>st</sup> May 2025, all decisions made during this meeting are done so under this power.**

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

No further updates were available.

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

Cllr Burton confirmed that the Cuckstye Coalition had been seeking legal advice in preparation for the appeal and to secure legal representation should MSDC be minded to vote in favour of the appeal. Cllr Burton introduced the firm Richard Buxton Solicitors, whom the joint coalition was keen to instruct, subject to the agreement of both Cuckfield Parish Council (CPC) and Ansty & Staplefield Parish Council (ASPC). It was noted that a budget of £25,000 would be required to commence the initial work.

Council resolved that both CPC and ASPC should instruct Richard Buxton Solicitors as joint signatories as soon as possible to enable the solicitors to familiarise themselves with the Cuckstye development.

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

No further updates were available.

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

**a) DM/25/2798: 5 Bylanes Crescent**

Demolition of existing garage and erection of greenhouse

**CPC:** No objection

**MSDC:** Permission Granted

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

Proposed conversion of garage into living accommodation

**CPC:** No objection

**MSDC:** Permission Granted

**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.

**CPC:** 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

**MSDC:** Permission Granted

**d) AP/25/0042 (DM/25/1079) & AP 25/0043 (DM/25/1141): Burtenshaws, Church Platt,**

Replace existing wooden windows with like-for-like uPVC windows & Proposed uPVC covering to existing soffit, fascia, bargeboards and cladding to ground floor and first floor rooflines, and replace old gutters and gutter downpipes with new, like-for-like

**MSDC:** Dismissed

**e) DM/25/2857 & DM/25/2942: Lloyds Pharmacy 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.

**CPC:** 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.

**MSDC:** Permission Granted

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

DM/25/2857 & DM/25/2942: Lloyds Pharmacy, Heathfield House High Street to be added to the monitoring data for MSDC not considering CPC objection to loss of retail space and granting permission.

**38) Confidential Business: To consider whether to resolve to exclude the press, broadcast media and public (pursuant to the Public Bodies (Admission to Meetings) Act 1960) during consideration of the following confidential business to be conducted:**

**a. To receive an update on the actions taken regarding council assets**

No further updates were available. Council instructed the Clerk to chase all matters.

**b. Staff matters**

Council agreed to the Clerk's exceptional extended holidays in August.

**39) 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

The meeting closed at 8:21pm

Signed: \_\_\_\_\_