



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 14th May 2026

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) & Mrs J Simper

Public Question Time: None

PL001 To receive apologies for absence.

Cllrs Sheldon & Cllr Kyle offered their apologies which were accepted

PL002 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

PL003 To approve the minutes of the meeting held on 23rd April 2026.

The minutes of the meeting held on 23rd April 2026 were noted and approved.

PL004 To note the Planning Action List.

The actions were noted.

PL005 To review the budget for this committee

Committee reviewed and noted the budget for the planning committee to date.

PL006 To consider the following Planning Applications:

a) DM/26/1021: Quietways Courtmead Road

T1 - Lime (*Tilia* sp.) Crown lift to 4 metres. To reach the requested clearance of 4m, - removal of epicormic growth with minor pruning on lowest limbs.

Comment: No objection

b) 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) (Corrected plans received on 23 January 2026) (Additional tree information received on 1 May 2026)

Comment: No objection

c) DM/26/1084: The Pad Courtmead Road

T1 Ash - reduce height by 3-4m. Reduce side overhand by The Pad by 2-3m and remainder of the tree by 1m.

Comment: No objection

d) DM/26/1102: 2 Buttinghill Drive

Retrospective application for single storey side extension

Comment: No objection

e) DM/26/1096: More House Copyhold Lane

Single storey side extension

Comment: No objection

PL007 To receive an update regarding the Public Open Space and Landscape Plans at the Bylanes/Buttinghill Drive development.

The solicitor reviewed the draft transfer form, amended the wording in clauses 12.4(iii) and 12.5(ii), and proposed these amendments to Taylor Wimpey.

PL008 To receive an update regarding the proposed Cuckstye development to the south of Cuckfield.

No further updates were available at this time pending the appeal hearing, which was due to commence on 9 June 2026.

PL009 To receive an update on the Sugworth Farm land allocated for new homes through the Mid Sussex District Plan.

No further updates were available. The Committee noted that a further letter reaffirming the Parish Council's position and continued objection had been submitted and agreed that this item could be removed from the planning agenda.

PL010 To receive an update regarding the review of the Neighbourhood Plan.

No further updates were available.

PL011 To note any planning and/or appeal decisions received from Mid Sussex District Council.

a) AP/26/0017: Land East Of Ansty 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.

b) DM/26/0531: 17 Barrowfield Cuckfield

Remove existing rear conservatory extension and build new single storey rear extension extending beyond the rear wall of the original house by 4.80m, to a maximum height of 3.70m and the height of the eaves to 2.40m.

CPC: No Objection

MSDC: Prior Approval Is Not Required

c) DM/25/3185: Chetwode Tylers Green

Two storey and single storey front extension and new porch.

CPC: No objection

MSDC: Permission Granted

d) DM/26/0100: LloydsPharmacy Heathfield House High Street

Discharge of planning conditions nos 2 and 3 relating to planning application DM/25/2942.

CPC: 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

e) DM/26/0101: LloydsPharmacy Heathfield House High Street

Discharge of planning condition nos 3, 4 and 5 relating to planning application DM/25/2857

CPC: 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

f) DM/25/3110: Cuckfield Parish Council Queens Hall High Street

Discharge of condition no 4 of planning application DM/25/1250

CPC: No comment

MSDC: Permission Granted

PL012 To consider impacts on Neighbourhood Plan monitoring indicators and targets from MSDC decisions, and to update CPC monitoring data.

Committee agreed to add DM/26/0101 & DM/26/0100 to the monitoring data.

PL013 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 8pm

Signed: _____