MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 5th November 2020 at 7.30 pm via Microsoft Teams video conferencing.

Committee Members present:

Martin Machan (Chairman)
Tony Lank (Vice-Chairman)
Stephen Hand
Bob Sampson
John Lowman
Julia Shorrocks
Allan Brown
Seth Jee

Also present: Helen Valler, Assistant Clerk

P&E20/21.046 Apologies for absence: Due to the Coronavirus the meeting was not held in person. Apologies for absence were received and accepted by Peter Griffiths, David Evans, Michael Avery.

P&E20/21.047 Declarations of Interest; the following declarations were received:

1. Cllr Machan – DM/20/3488. 126C High Street Hurstpierpoint Hassocks West Sussex BN6 9PX.
2. Cllr Machan, Cllr Lowman, Cllr Lank, Cllr Jee, Cllr Hand – DM/20/3522. South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB.

P&E20/21.048 Minutes of the Planning Committee meeting held on 1st October 2020: Due to the Coronavirus the minutes will be signed by the Chairman at the next available opportunity.

P&E20/21.049 Matters arising from the meeting of the Planning Committee held on 1st October 2020: There were no matters arising.

P&E20/21.050 Adjournment for questions from the public: Members considered whether to adjourn the meeting in order to receive questions from members of the public in attendance. No members of the public present.

P&E20/21.051 Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P17/048. The following Applications were reported to the Committee and the Recommendations to the Planning Authority agreed:

(1) 15 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/20/3509. Single storey rear extension, new ground floor side window and ground floor side window relocation.

RECOMMENDATION: Permission is granted.

(2) 8 St Georges Place Hurstpierpoint Hassocks West Sussex BN6 9QT. DM/20/3508. Front 'infill' single storey extension.

RECOMMENDATION: Permission is granted

(3) Coppers Policemans Lane Hurstpierpoint Hassocks West Sussex BN6 9TW. DM/20/3571. T1 and T2 Yew - raise crowns over lane to approx 3m. T3 and T4 Beech - crown lift over road to approx 5m. T5 Holly - reduce back encroachment to road. T6 Sycamore - Fell. T7 Sycamore - reduce back encroachment to neighbours' roof by 2m.

RECOMMENDATION: Permission is granted

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(4) 2 Berrylands Cottages London Road Sayers Common Hassocks West Sussex BN6 9HX. DM/20/3709. Proposed loft conversion. Lawful Development Certificate.

RECOMMENDATION: No comment

(5) Spenny Thorne 13 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/20/2883. Retrospective application for a rear garden wall with fence screen, raised flower bed and patio, partial retrospective for wooden pergola.

RECOMMENDATION: Permission is granted

(6) 46 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AH. DM/20/3854. Single storey rear extension.

RECOMMENDATION: Permission is granted

P&E20/21.052 Planning applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EE.DM/20/2704. Conversion of temporary residential dwelling to permanent residential dwelling with associated external alterations.

RECOMMENDATION: Refusal **–** After considering the findings from the Agricultural Report.

(2) 29 Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SF. DM/20/3552. Hip to gable loft conversion with roof lights and rear facing dormer to create first floor. (Lawful Development Certificate – MSDC already approved)

RECOMMENDATION: Refusal – DP26 Character & Design. Loss of privacy, over-development of a bungalow. Un-neighbourly.

(3) 126C High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/20/3488. Change of use from class E to sui generis (hot food take away). Alterations to rear elevation. Chairman declared a personal interest – Vice-Chairman took the Chair.

RECOMMENDATION: Permission-subject to comments by Environmental & Conservation Officers.

(4) 40 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG. DM/20/3586. Birch (T1) - fell. Chairman resumed the chair.

RECOMMENDATION: No comment –decision already made.

(5) South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/20/3522. Replace a single storey garage and store with a new two storey garage with dormer windows and an attached bin store.

RECOMMENDATION: Permission is granted

(6) 184 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/20/3635. T1 Magnolia - reduce crown by 1.5 metres, T2 Robinia - reduce crown by 1 metre, T3 Gleditsia - fell, T4 Wellingtonia - raise crown on South side to 3 metres.

RECOMMENDATION: Permission is granted

(7) Little Croft South Lane Hurstpierpoint Hassocks West Sussex BN6 9YD. DM/20/3651. T1 Magnolia - reduce crown by 1 metre.

RECOMMENDATION: Permission is granted

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(8) Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/20/3614. Variation of condition 18 of application DM/19/2641 to provide a further 15,000 sqm capable of being occupied for Class B8 purposes.

RECOMMENDATION: Refusal:

DP1 - Sustainable Economic Development. To promote a place which is attractive to a full range of businesses. The current considerable demand for Class B8 is not sustainable in the long term. The development needs a full range of high level, quality employment. There is no justification for removing this condition that was part of the original permission. The Application states that the proposed Change would mean lower numbers of vehicle movements. However, the Trip Rate statistics appear to refer solely to Peak Times. Increasing Distribution floorspace would, by definition, mean higher numbers of vehicles movements in Off Peak times when compared to other usages whether this be Office, Manufacturing etc. The committee request that the application is called in.

(9) Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/20/3649. Removal of condition no 24 of application DM/19/2641, to remove restriction of use of the development prior to implementation and opening in full to public traffic of West Sussex County Council's "A2300 Improvements".

RECOMMENDATION: Refusal. The road is not ready for the increase in traffic. There is still an excess amount of traffic turning left out of development onto Cuckfield Road, this therefore increases the amount of traffic travelling through Hurstpierpoint past the primary school at all times of the day. This then creates safety issues, due the refusal of a request to install a pedestrian crossing at St Lawrence Primary School.

(10) White Oaks London Road Sayers Common Hassocks West Sussex BN6 9HT. DM/20/3536. Ground floor extension to rear and side, new entrance hall with reconfigured staircase, new car port, new attached garage, first floor extension to both sides and demolition of existing timber car port shed.

RECOMMENDATION: Permission is granted

(11) 14 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/20/3867. Magnolia (front of house) - Cut back to last year's growth point. Branches to be cut no more than 3'' in diameter. Cherry tree, Holly tree, Fan Magnolia, Strawberry tree, White Beam, Katsura tree (Rear of house) - Cut back to last year's growth points. Branches to be cut no more than 3'' in diameter.

RECOMMENDATION: Permission is granted

(12) Butchers Barn High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/20/3905. (T1) Silver Birch - reduce canopy by up to 2m in height and lateral spread. (G2) 2x Damsons – fell.

RECOMMENDATION: Permission is granted

(13) **Bridgers Farm Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9HA. DM/20/3882**. Change of use from agriculture buildings to form flexible commercial use.

RECOMMENDATION: Langton Lane is in line to be designated as a “Quiet Lane”, in line with this Council’s Neighbourhood Plan. A Class E classification gives a very wide range of potential usages for the buildings in question, many of which would be detrimental to Langton Lane, and a Quiet Lanes Policy. We consider that more detailed information as to the anticipated usages should be supplied before the Application is considered further”.

(14) The Thatch Mill Lane Sayers Common Hassocks West Sussex BN6 9HN. DM/20/3822. Two storey side extension. Single storey rear extension with internal alterations.

RECOMMENDATION: Permission is granted

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(15) The Thatch Mill Lane Sayers Common Hassocks West Sussex BN6 9HN. DM/20/3828. Two storey side extension. Single storey rear extension with internal alterations. Listed Building Consent

RECOMMENDATION: Permission is granted

(16) The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/20/3721. Change of use of fishery lake to fishery with angling.

RECOMMENDATION: Permission is granted

(17) Pavilion House Unit 1 Suite A King Business Centre Reeds Lane Sayers Common Hassocks West Sussex BN6 9LS. DM/20/3947. Erection of a bin store and installation of an a/c plant.

RECOMMENDATION: Permission is granted

P&E20/21.053 Licensing Applications: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) The Sussex Afternoon Tea Co., 8 Pierce Place Hurstpierpoint, Hassocks, West Sussex, BN6 9YL. LI/20/1146 The Sussex Afternoon Tea Co is my company making and delivering afternoon teas to customers in their homes, businesses or celebration venues. I wish to offer alcohol such as a bottle of wine, prosecco or premixed cans of gin and tonic to enhance the choices available to my customers.

RECOMMENDATION: Permission is granted

P&E20/21.054 MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted)

(1) Granted: The Committee noted permissions granted by MSDC:

a) 45 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP. DM/20/2472. Demolition of existing single storey extension and construction of replacement two storey side extension, with infill single storey extension to rear. Extension and alteration of rear roof terrace over existing ground floor.

b) The Stables Eastern House 27 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/20/2730. Pittosporum (T1) Fell Hawthorn (T2) - Reduce crown by 0.5m.

c) 17 Lynton Close Hurstpierpoint Hassocks West Sussex BN6 9AN. DM/20/2532. Demolition of existing conservatory. Proposed single storey rear extension and proposed new obscured glazed window on east elevation.

d) 4 Park Close Hurstpierpoint Hassocks West Sussex BN6 9XA. DM/20/2809. Proposed single storey extension to form a utility room and cloakroom together with internal kitchen alterations.

e) Land To Rear Of South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/20/2493. Variation of condition Number 2 of DM/19/0059. To vary the plans and elevations referred to under "Plans Referred to in Consideration of this Application", to agree minor modifications to the elevations and internal layout. To substitute the drawings 1061-PA-011A, 1061-PA-012A, 1061-PA-013A and 1061-PA-010E with the following submitted drawings 1107-19-A01, 1107-19-A02c, 1107-19-A03c and 1107-19-A04c.

f) 97 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AE. DM/20/2972. Shed at rear of garden.

g) 63 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/20/2964. Demolition of an existing conservatory and construction of new single storey side and rear extensions with internal alterations and new front porch

h) Eastern House 27 Hassocks Road Hurstpierpoint West Sussex BN6 9QH. DM/20/3003. Replacement of collapsed and leaning sections of the boundary wall between Nos. 23 and 27

i) Eastern House 27 Hassocks Road Hurstpierpoint West Sussex BN6 9QH. DM/20/3006. Replacement of collapsed and leaning sections of the boundary wall between Nos. 23 & 27

j) 7 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/20/3056. Removal of fireplace, internal wall and associated chimney breast and supporting of retained structure above. Fixing shut of door and lining over with associated removal of architrave and removal of door furniture to be retained for possible future reinstatement.

k) Dean House Cottage Cuckfield Road Goddards Green Hassocks West Sussex BN6 9LQ. DM/20/3024. Proposed detached garden studio

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l) 14 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH. DM/20/3045. Construction of a garden building for home office use.
m) 53 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/20/3570. Nonmaterial amendment of DM/20/2272 to replace proposed balcony with two velux roof windows.
n) 94 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AJ. DM/20/2647. (Amended plans received 17/09/2020) Two storey rear extension, first floor side extension, dormer and roof windows, removal of front bay windows with remodelling of front elevation and external alterations.
o) 10 Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XT. DM/19/0669. 2 x Conifers – Fell. (**HPP&SC PC recommended refusal)**
p) Apple Garth 32A College Lane Hurstpierpoint Hassocks West Sussex BN6 9AQ. DM/20/3385. Ash Tree – Fell
q) Contego Safety Wearmaster House Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA. DM/20/3137. Variation of Conditions 1 and 4 relating to planning reference DM/19/5177 to amend the layout of the development and to provide an amended acoustic assessment.
r) 38 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/20/3448. T1 Sycamore – fell
s) 1 Oakfield London Road Sayers Common Hassocks West Sussex BN6 9HT. DM/20/2621. Conversion of existing double garage into habitable room and erection of replacement detached double garage (Corrected plan received 18.09.2020 showing consistent roof design)
t) Stables Annexe North End Farm Cuckfield Road Hurstpierpoint West Sussex. DM/19/1280. Retrospective application for the change of use of the Annex building from ancillary to a separate residential dwelling.
u) 4 St Lawrence Way Hurstpierpoint Hassocks West Sussex BN6 9SH. DM/20/3420. Two storey extension with dormers to the side elevations, juliet balcony to the front and recessed balcony to the rear.
v) South Of Albourne Road Land At Grid Reference 526981 116495 Bullfinch Lane Hurstpierpoint West Sussex. DM/20/3505. This scheme includes alterations to the high voltage (HV) overhead line at South of Albourne Road, Hassocks BN6 9ER. The works involve installation of stay wires at pole 616524 to allow part of the existing line, poles and supports to be removed by installation of HV underground cable.

(2) Refused: The Committee noted refused applications**:**
a) Barn Southwest Of Pakyns House Bullfinch Lane Hurstpierpoint West Sussex. DM/20/2941. Application for determination as to whether prior approval is required for the change of use from agricultural barn to a single unit 2-bed dwelling house (Use Class C3) and associated building operations under Class Q(b).
b) The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/20/1567. Retrospective application to remove condition 4 of DM/16/5066 to allow up to 3 anglers per day to fish from the lake (**HPP&SC PC recommended permission)**
c) Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/20/1533. Removal of an existing barn, mobile home and other outbuildings. Construction of 3 dwellings. Amended plans received 16.06.2020. (**HPP&SC PC recommended permission**)

(3) Withdrawn: The Committee noted withdrawn applications:
(a) Buff Cottage Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/20/2846. Removal of condition No: 5 of Planning Permission DM/18/1193 to allow the ancillary building to become an independent dwelling (Retrospective).

(4) Appeals: The Committee noted planning appeals:
No Notifications.

P&E20/21.055 - Information Item: The Chairman made the committee aware that on 12th November 2020 the following application is be considered by MSDC Planning Committee: Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/20/37. Full planning application to revise the approved permission (DM/19/1148) to provide for 13 additional dwellings including 30% affordable units with associated landscaping, road layout, access and parking. The recommendation by MSDC is – Permission.

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There being no other business the meeting closed at 8.31p.m. Chairman

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