MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 3rd December 2020 at 7.30 pm via Microsoft Teams video conferencing.

Committee Members present:

Martin Machan (Chairman)
Tony Lank (Vice-Chairman)
David Evans
Michael Avery
John Lowman
Julia Shorrocks
Allan Brown
Seth Jee

Also present: Helen Valler, Assistant Clerk
One member of the public

P&E20/21.056 Apologies for absence: Due to the Coronavirus the meeting was not held in person. Apologies for absence were received and accepted by Peter Griffiths, Stephen Hand, Bob Sampson.

P&E20/21.057 Declarations of Interest; the following declarations were received:
There were no declarations of interest.

P&E20/21.058 Minutes of the Planning Committee meeting held on 5th November 2020: The minutes were agreed. Due to the Coronavirus the minutes will be signed by the Chairman at the next available opportunity.

P&E20/21.059 Matters arising from the meeting of the Planning Committee held on 5th November 2020: There were no matters arising.

P&E20/21.060 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. One member of the public present.

P&E20/21.061 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) 17 The Sycamores Sayers Common Hassocks West Sussex BN6 9XP. DM/20/3868. Conversion of garage into kitchen. Installation of white UPVC double glazed windows at the front of the property in the area of the current garage door. Removal of non-supporting wall between current garage and house.
RECOMMENDATION: Permission is granted

(2) 10 The Sycamores Sayers Common Hassocks West Sussex BN6 9XP. DM/20/4017. Two frosted glazed windows to the side elevation.
RECOMMENDATION: Permission is granted

(3) White Oaks London Road Sayers Common Hassocks West Sussex BN6 9HT. DM/20/4313. Demolition of existing timber garden sheds to rear garden. Erection of new outbuilding to rear garden comprising home office, gym and WC. Lawful Development Certificate.
RECOMMENDATION: No comment

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P&E20/21.062 Planning applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) 2 Foxhole Cottages Bedlam Street Hurstpierpoint Hassocks West Sussex BN6 9EL. SDNP/20/04841/PRE. Change of use to visitor accommodation comprising of 3 Shepherds huts with associated wood fired hot tubs. Member of the public spoke in support.

RECOMMENDATION: Permission is granted - subject to the following conditions - Preliminary Ecological Appraisal and a protected species survey taking place. A management strategy and a monitoring programme being in place to demonstrate how any newly created habitats will be managed.

(2) Dove House 67 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/20/4314. Two storey side extension of first and second floors over existing ground floor. New second floor rear facing dormer. Remodelling of existing single storey rear extension with alterations to window and door positions and designs.

RECOMMENDATION: Permission is granted

(3) Dove House 67 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/20/3965. Proposed flat roof rear dormer window. Lawful Development Certificate.

RECOMMENDATION: No comment

(4) Wych House Halton Shaws Hurstpierpoint Hassocks West Sussex BN6 9QR. DM/20/3996. Proposed conversion of garage to create additional family space.

RECOMMENDATION: Permission is granted – subject to Conservation Officer report.

(5) Ascot House 97A High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/20/4016. Replacement of sash windows (4 on the front, 2 on the side) with wooden double glazing sashes to fit within existing box/frames to match exactly the appearance of the existing.

RECOMMENDATION: Permission is granted

(6) 110A High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/20/2130. Loft conversion incorporating rear dormers with two front rooflights and replacement front door and porch. (revised plans received 11/11, revised description 12/11)

RECOMMENDATION: Permission is granted - subject to Conservation Officer report.

(7) Crescent House and Cloister Hurstpierpoint College Chalkers Lane Hurstpierpoint West Sussex BN6 9JS. DM/20/4233. Removal and replacement of existing doors at Crescent House and Cloister. Listed Building Consent

RECOMMENDATION: Permission is granted

(8) Crescent House and Cloister Hurstpierpoint College Chalkers Lane Hurstpierpoint West Sussex BN6 9JS. DM/20/4232. Removal and replacement of existing doors at Crescent House and Cloister.

RECOMMENDATION: Permission is granted

(9) Buff Cottage Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/20/4147. Variation of conditions 1 and 5 of Planning Permission DM/18/1193 to amend the approved plans and to allow for ancillary use of the garage

RECOMMENDATION: Refusal – Establishment of an additional dwelling is an over-intensive use of site and detrimental to DP26 of the District Plan. Condition 1 in the original permission DM/18/1193, exists to comply with Section 91 of the Town and Country Planning Act 1990, no justification is provided to support mitigation of this condition.

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(10) 38 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AQ. DM/20/4211. Two storey north east corner infill extension. First floor side extension over existing ground floor with additional rear dormer window.

RECOMMENDATION: Permission is granted

P&E20/21.063 MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted)

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

a) 40 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG. DM/20/3586. Birch (T1) - fell

b) Pond Lye Barn Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/20/2963. To revise fenestration details from those approved under DM/20/0879. Removal of 3 ground floor windows, removal of north elevation first floor window, and addition of a second conservation roof light to the east elevation on the proposed carport.

c) Brookside Cottage Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EF. DM/20/3450.
Garage conversion to office and utility space. Replacement of existing garage doors with glass doors and glazing. Installation of front and rear roof lights.

d) 122 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/20/3691. Non material amendment relating to planning reference DM/20/1563 for changes to materials for windows, doors and flat roof.

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

f) Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/20/1079. Variation of condition 5 relating to planning application DM/18/4331 to replace the wording of the condition.

g) 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. (**HPP&SC PC recommended refusal**)

h) Land at Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/19/2898. Deed of variation to Section 106. Update various elements of the S106 and supplemental deed of variation.

i) 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.

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

k) The Old Flower Field Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EF. DM/20/3340. Erection of 3 x wooden camping pods to provide overnight tourist accommodation with the reduction in number of tent pitches from 10 to 5.

l) 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.

m) 2 Berrylands Cottages London Road Sayers Common Hassocks West Sussex BN6 9HX. DM/20/3709. Proposed loft conversion

n) 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.

o) New House Farm Twineham Lane Twineham Haywards Heath West Sussex RH17 5NP. DM/20/0876. A proposed 30 x 30 metre earth bunded farmyard manure store, concrete access apron and creation of a cross fall for drainage improvements previously approved under DM/16/5277 (Additional information submitted 21/05/2020).

p) 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

q) 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.

r) 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.

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(2) Refused: The Committee noted refused applications**:**
No notifications received

(3) Withdrawn: The Committee noted withdrawn applications:
No notifications received

(4) Appeals: The Committee noted planning appeals:
a) **Lodge Cottage South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. AP/20/0024.** Removal of condition 4 relating to planning application DM/19/1837 requiring the proposed window to be obscured/non-opening except over 1.7m above finished floor level (retrospective). Appeal Allowed

There being no other business the meeting closed at 7.59 p.m. Chairman

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