HURSTPIERPOINT & SAYERS COMMON PARISH COUNCIL

MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 6th May 2021 at 7.30 pm via Microsoft Teams video conferencing.

Committee Members present:

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

Also present: Helen Valler, Assistant Clerk
Two members of the public

P&E20/21.097 Apologies for absence: Due to the Coronavirus the meeting was not held in person. Apologies for absence were received and accepted by Peter Griffiths, Julia Shorrocks and David Evans.

P&E20/21.098 Declarations of Interest; the following declarations were received:

DM/21/1222 - Cllr Machan

DM/21/1551 - All Planning & Environment Committee members

DM/21/1504 - Cllr Lank, Cllr Lowman, Cllr Jee.

P&E20/21.099 of the Planning Committee meeting held on 1st April 2021: The minutes were agreed. Due to the Coronavirus the minutes will be signed by the Chairman at the next available opportunity.

P&E20/21.100 arising from the meeting of the Planning Committee held on 1st April 2021: There were no matters arising.

P&E20/21.0101 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. Two members of the public present.

P&E20/21.102 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) 24 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/21/0917. Single storey mono-pitched side extension.

RECOMMENDATION: No further comment

(2) 2 Hurstbeech Close Hurstpierpoint Hassocks West Sussex BN6 9FP. DM/21/1316. Variation to condition 3 relating to planning application DM/19/3262 to allow the use of Britmet Slate 2000 in 'Rustic Brown' colour for the roof covering of the extension.

RECOMMENDATION: Permission is granted

(3) 69 Willow Way Hurstpierpoint Hassocks West Sussex BN6 9TJ. DM/21/1478. Proposed loft conversion incorporating rear facing dormer and 2 front facing Veluxes. Lawful Development Certificate.

RECOMMENDATION: No comment

(4) 37 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/21/1551. Ash (T1) - Fell.

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RECOMMENDATION: No comment

(5) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/21/1393. Replace rear flat roof dormer with three pitched dormers and pitched element.

RECOMMENDATION: Permission is granted - subject to the time extension being allowed only to 31/10/2021

(6) 23 Orchard Way Hurstpierpoint Hassocks West Sussex BN6 9UB. DM/21/1657. HT1 Oak - Overall crown reduce by 2 metres.

RECOMMENDATION: Permission is granted

P&E20/21.103 Planning applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) East Lodge Farm Malthouse Lane Hurstpierpoint West Sussex BN6 9LA. DM/21/1118. Erection of Class E (Office) building with carpark, new vehicle access onto Malthouse Lane and associated landscaping. One member of the public spoke in support.

RECOMMENDATION: Permission is granted. Subject to conditions proposed by MSDC. No further development on the site.

(2) 5 Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LN .DM/21/1119. Proposed two storey side extension with internal alterations, loft conversion to include 2 bedrooms and two dormers and outbuilding to house training resistance pool, steam room, plantroom and garden storeroom.

RECOMMENDATION: Permission is granted

(3) The Old Police Station Jobs Lane Sayers Common Hassocks West Sussex BN6 9HE. DM/21/1060. Proposed removal of an existing former use Class B1(a) Office building and existing detached garage block. Proposed erection of a Class E Office Unit, retaining existing access to vehicular car park at the rear of the site, together with associated bin & cycle stores.

RECOMMENDATION: Refusal – DP21 Transport
DP26 Character & Design
DP14 Rural Development
DP1 Economic Development
DP12 Protection & Enhancement of Countryside

(4) 1**10A High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/21/1222.** Mature Beech - thin crown and reshape by 20%. Trees in a Conservation Area.

RECOMMENDATION: Permission is granted

(5) 3 Park Close Hurstpierpoint Hassocks West Sussex BN6 9XA. DM/21/1226. Demolition of existing garage, two storey side extension with internal alterations.

RECOMMENDATION: Permission is granted

(6) Flat 4 Chantry House 73 High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/21/1330. T1 - Yew, Reduce by 2meters nearest to house. Trees in a Conservation Area

RECOMMENDATION: Permission is granted

(7) 170 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/21/1461. Proposed part single and part two storey rear extension and internal alterations

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RECOMMENDATION: Permission is granted

(8) The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/21/0801. Change of use of office to holiday let (amended plans submitted showing new red line site boundary (30/03/2021) and parking (15/04/2021)

RECOMMENDATION: Permission is granted - subject to no rental period being longer than 30 consecutive days.

(9) 1 Kemps Hurstpierpoint Hassocks West Sussex BN6 9UE. DM/20/4719. Erection of 2 storey 3 bedroom dwelling.

RECOMMENDATION: Permission is granted

(10) 2 Oaklands Park High Hatch Lane Hurstpierpoint Hassocks West Sussex BN6 9LH. DM/21/1473. Demolition of single storey side extension and construction of a two storey side and front extensions with accommodation in roof space and proposed link between existing house and extension. One member of the public spoke in objection.

RECOMMENDATION: Refusal - Over-development of the site, loss of amenity, loss of sunlight, unneighbourly. The extension would effectively double the size of the property.
Hurst C1 - Conserving and enhancing character

Hurst C3 - Local gap and preventing coalescence

DP12 Protection and Enhancement of Countryside

DP39 Sustainable Design and Construction

DP26 Character and Design

(11) Howard Lodge 7 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/21/1180. Erection of pre-fabricated timber summerhouse.

RECOMMENDATION: Permission is granted

(12) Land West Of Lodge Cottage South Avenue Hurstpierpoint West Sussex. DM/21/1504. Variation of condition no.2 of planning permission DM/18/2698 to amend approved plans to allow changes in design.

RECOMMENDATION: Permission is granted

(13) Park Cottage Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UL. DM/21/1634. Cherry (T1) - remove stem leaning on fence post. Trees in a Conservation Area.

RECOMMENDATION: Permission is granted

(14) South Down House 4 Albert Silsby Place Hurstpierpoint Hassocks West Sussex BN6 9YG. DM/21/1529. Demolition of the existing detached garaging. Construction of a single-storey extension to the side elevation, incorporating a basement level. Fenestration amendments to the existing front and rear elevations, along with related internal alterations. Hard and soft landscaping works, to include the installation of an external swimming pool.

RECOMMENDATION: Permission is granted

(15) 67 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/21/1337. To reposition garden fence approximately 1 metre closer to edge of property boundary to allow the addition of a pedestrian access gate to the front (South East) side and addition of a path for easy access for recycling bins. Double hedge border to be relocated in keeping with current layout and surrounding properties.

RECOMMENDATION: Permission is granted

(16) Garden Cottage New Way Lane Hurstpierpoint West Sussex BN6 9BB. SDNP/21/02340/HOUS.

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Extension alterations to outbuilding.

RECOMMENDATION: Permission is granted

(17) Heath Veterinary Clinic 9 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/21/1603. Proposed change of use of former veterinary clinic (Class E) to sui generis 1 bedroom self contained eco-tourism holiday accommodation.

RECOMMENDATION: Permission is granted - subject to no rental period being longer than 30 consecutive days.

(18) Potters Pomper Lane Hurstpierpoint Hassocks West Sussex BN6 9LJ. DM/21/1540. Proposed erection of a summerhouse building and a games room building.

RECOMMENDATION: Permission is granted

(19) 186 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/21/1566. Front Garden: Yew - overall crown reduce by 0.61 metres, Group of Holly Trees - reduce in height by 0.61 metres. Back Garden Yew - overall crown reduce by 0.61 metres. Grind two stumps. Cherry Laurel - crown reduce by 0.61 metres. Cherry Laurel - reduce 6 metres (total) of limb encroaching on (T1) Hawthorn . T1- Hawthorn- overall crown reduce by 0.61 metres. Remove Holly encroaching on T2 Hawthorn. T2 Hawthorn crown reduce by 0.61 metres. Blue Cedar - remove 2, 1 metre limbs overhanging front roof. Trees in a Conservation Area.

RECOMMENDATION: Permission is granted

P&E20/21.104 MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted)

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

a) 1 College Place Hurstpierpoint Hassocks West Sussex BN6 9AF. DM/21/0475. Single storey rear extension, enclosure of existing porch with new oak and glazed frame and internal alterations.

b) 5 Cherrington Close Hurstpierpoint Hassocks West Sussex BN6 9AY. DM/20/4358. Ground floor extension with flat roof to front elevation providing larger kitchen/breakfast room and covered porch. (Amended plans received 08/02/2021)

c) Plot 2, Land South Of A2300 Cuckfield Road Goddards Green West Sussex. DM/20/4546. Application for approval of reserved matters of landscape, appearance, layout and scale, to provide flexible employment units across use class B1c, B2 and B8 at Plot 2, pursuant to permission DM/19/2641. (**HPP&SC PC recommended refusal)**

d) Land North Of The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/21/0770. This scheme includes alterations to the Dual Circuit 33kv Line at Pookbourne Lane, Sayers Common, including the installation of 2x H-Poles, 8 terminal stays to allow the undergrounding of overhead line.

e) Moonshine Meadows Land At Grid Reference 528715 121501 Cuckfield Road Ansty West Sussex. DM/20/1277. To create a crossover from the public highway to access a privately owned meadow. Construction of French drainage system, and further construction of a wooden crossover over the ditch to allow access/passage of light agricultural vehicle.

f) Box House Farm Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EX. DM/21/0532. Construction of single-storey extension to east elevation to form entrance porch/hall and shower room. Widening of existing internal door opening. Minor adjustment of existing hard and soft landscaping to suit proposed extension. Resubmission of planning application approved under DM/18/0783. Listed Building Consent.

g) Box House Farm Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EX. DM/21/0531. Construction of single-storey extension to east elevation to form entrance porch/hall and shower room. Widening of existing internal door opening. Minor adjustment of existing hard and soft landscaping to suit proposed extension. Resubmission of planning application approved under DM/18/0783.

h) Ailsa Craig Abberton Field Hurstpierpoint Hassocks West Sussex BN6 9QD. DM/21/0835. T1 - Conifer, remove to ground level to allow replanting.

i) 49 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QL. DM/21/0557. Raising the roof line of the existing lower roof structure. Demolish existing side orangery, erection of a single storey side extension,

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erection of a single storey rear extension. Reinstate window above the front door and re-organise part of the fenestration.

j) Cemetery South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/21/0867. Lime (T1-T6) - re-pollard. Willow (T7 & T8) - reduce crown by 3m.

k) Pitfield Barn Cut Flower Farm And Studio Pitfield Barn Chalkers Lane Hurstpierpoint Hassocks West Sussex BN6 9LR. DM/21/0529. Use of barn as permitted under application DM/17/3619 - mixed agricultural and E use building to enable a flower workshop area, storage of materials associated with the flower growing enterprise, office and erection of a poly tunnel, together with the holding of educational workshops, cafe and flower sales ancillary to the permitted use of the barn and flower farm.

l) 172 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/21/0661. Single storey rear extension and a part two storey rear extension.

m) 63 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/21/0677. Variation to condition 2 relating to planning application DM/20/2964 to replace the approved plans as the scheme has been reduced in size.

n) 1st Hurstpierpoint Scout Group Scouts and Guides Hall Trinity Road Hurstpierpoint Hassocks West Sussex BN6 9UY. DM/20/4536. Sycamore (T1) - Reduce crown by 2m

o) 1 South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/21/0621. Erection of a wooden summerhouse at the rear of garden.

p) Mishon Mackay 106 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/21/0968. Conversion of upper floor offices into 3 self contained flats with natural daylight to all habitable rooms. Prior Approval Granted. (**HPP&SC PC recommended full planning is required)**

q) 91 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RS. DM/21/0907. Extension to side and rear with room in the roof conversion and garage conversion.

r) 5 Lynton Close Hurstpierpoint Hassocks West Sussex BN6 9AN. DM/21/1084. Single storey rear extension.

s) 41 Orchard Way Hurstpierpoint Hassocks West Sussex BN6 9UB. DM/21/0820. Loft conversion with rear dormer and front rooflights to create first floor. Demolition of existing conservatory with replacement single storey rear extension.

t) Hampton Lodge 2 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/21/0833. T1 - Yew, reduce canopy by 2 meters, T2 - Yew, reduce canopy by 2 meters, T3 - Holly, bracing placed on tree to prevent uprooting, T4 - Yew, reduce south canopy by 2 meters, T5 - Field Maple, remove to ground level, T6 - Field Maple, reduce west side by 4 meters.

u) Hurst Wickham Barn College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/21/0994. Details approved for access to allow for the implementation of planning permission DM/17/0948 as extended by DM/20/3713 have begun.

(2) Refused: The Committee noted refused applications**:**

a) Little Lower Ease Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/21/0486. Construction of 3 bedroom detached dwelling.

b) 94 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/20/4584. Three storey rear extension. (**HPP&SC PC recommended pe**

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

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

9. Information Item: The Committee noted the following response from Hurstpierpoint College:
'The College is currently updating its Masterplan documents and I am hopeful we will have a graphic/overview shortly to send over to you.

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As you will know we have seen considerable development and expansion in the last decade, and we thank the Parish Council for its support in the various applications.
Inevitably this has had to pause during the pandemic, and the impact is causing us to rethink our priorities a little. At the same time, we also acknowledge we have now reached somewhat of a critical mass, so whilst there are always minor improvements necessary, larger campus developments will probably be fewer. I will be in touch soon with an updated plan for you.'

There being no other business the meeting closed at 8.30p.m. Chairman

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