MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 3rd June 2021 at 7.30pm at Court Bushes Community Hub.

Committee Members present:

Julia Shorrocks (Chair)
Tony Lank (Vice-Chair)
Mike Avery
Helen Bedford
Allan Brown
David Evans
Seth Jee
John Lowman
Bob Sampson

Also present: Sarah Groom, Clerk
Two members of the public

PE 21/22.001 Apologies for Absence: Apologies for absence were received and accepted from Cllr Martin Machan.

PE 21/22.002 Declarations of Interest: All Members registered their interest in item DM/21/1725 for the Heritage Trail Sign: as the advertising consent application was made by the Parish Council.

PE 21/22.003 Election of Committee Vice – Chair: The Committee received one nomination for the Vice-Chair of the Committee for the following year. Cllr Tony Lank was proposed by Cllr Brown and seconded by Cllr Lowman. With all Members of the Committee present in favour, Cllr Tony Lank was duly elected Vice-Chair of the Committee for the following year, and it was:

> **RESOLVED: That the Committee ELECTS Cllr Tony Lank as the Vice-Chair of the Committee for the following year.**

PE21/22.004 Minutes of the Planning & Environment Committee held on 6th May 2021: The Committee reviewed the minutes and it was:

> **RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 6th May 2021**.

PE21/22.005 Matters arising from the Meeting of the Planning & Environment Committee held on 6th May 2021: Matters raised included:

(1) Cllr Lowman enquired about the progress of the Examination Hearings for the MSDC Site Allocations DPD which included the further site for development in Sayers Common at Linden, Reeds Lane. Cllr Sampson was booked to speak on 10 June 2021. Cllr Jee had prepared a statement which would be circulated after the meeting.
(2) Cllr Lowman informed the Committee that the Hurstpierpoint Society was following up on the enforcement action for the 145 High Street and Alders Farm cases. This item would be added to the July Committee agenda to be considered in full.

PE21/22.006 Adjournment: The Committee considered whether to adjourn the meeting in accordance with Standing Orders, in order to receive questions from members of the public. There were two members of the public present. One member of the public spoke in favour of the Laundry Cottage application DM/21/1646.

PE21/22.007 Planning applications delegated to Committee Chair and Vice-Chair in accordance with Minute P17/048: (The decisions of the Chair and Vice-Chair will be reported to the meeting.) The Committee noted:

(1) 34 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/21/0914. Ground floor extension to rear of kitchen with internal alterations to create kitchen/dining/living area and conversion of garage to

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create an additional bedroom and bathroom. Amended plans received 17.05.2021 showing changes to layout and fenestration of proposed bedroom. Amended block plan received 20.05.2021 showing proposed enlargement to driveway.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(2) 6 The Sycamores Sayers Common Hassocks West Sussex BN6 9XP. DM/21/1893. Variation of condition 2 of DM/21/0121 to change the design of the roof of the approved extension. Approved drawing No. 2020/04/1001 version 1, to be changed to drawing No. 2020/04/1001 Revision C.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(3) 6 Hurstbeech Close Hurstpierpoint Hassocks West Sussex BN6 9FP. DM/21/1843. Proposed single storey rear flat roofed extension with associated internal alterations, extension of existing front bay window to form new entrance porch, new study window, new utilities door and extension of permeable driveway.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(4) Big Edgerley College Lane Hurstpierpoint Hassocks. DM/21/1950. Variation of Condition 2 relating to planning reference DM/20/2454 to allow approved drawings to be substituted for submitted drawings PL.01A, PL.02 and PL.03A.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

Upon consideration it was:

RESOLVED: That the Committee NOTED the decisions made by the Chair and Vice-Chair and AGREED to recommend the comments to the Planning Authority.

PE21/22.008 Planning applications - Committee decision: The Committee considered the following in order to make RECOMMENDATIONS to the Planning authority:

(1) Wolstonbury Farm New Way Lane Hurstpierpoint BN6 9BB. SDNP/21/02396/CND. Removal or Variation of Condition of SDNP/20/00214/FUL - Condition 2.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(2) Naldretts Farm Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/18/1860. Change of use of grazing land to a polo pitch with associated works including the formation of a new lagoon, landscaping, and vehicular access via Northend Lane (Amended plans and information submitted on 2 August 2018) (Amended plans and information submitted on 11 October 2018) (Amended plans and information received on 30 June 2020) (Amended access plans and ecology information received 29 April 2021).

Following a thorough discussion and review of the Committee's previous comments the following points were made. The Amended Access Plans do little to allay the Committee's concerns regarding the potential effect of Construction Traffic. Whilst the Committee's additional comments below focus primarily on these Plans, the Committee stress that its previous comments on the wider aspects of the Application made remain in place.

Summarising WSCC's original Consultation 31st July 2018, it was estimated that c 93000m3 of soil would need to be imported, and that this would require c9500 deliveries over a 38 week period, therefore c19000 HGV movements. This would equate to an HGV movement every 3.13 minutes during possible working hours:

- The Plans appear to focus more on usage by Horseboxes, rather than by construction traffic. The Committee's comments will refer to HGV's being the type of vehicle envisaged to carry soil, and which probably fall between the two illustrative Vehicles used.
- With this frequency of movements, regular "meetings" between HGV's are inevitable.
- Random viewing of the Swept Path Analysis shows many places where the road width is less than 5 metres. Going by the indicative vehicle widths quoted (2.5 & 2.550m), 2 HGV's passing would need more than 5 metres of road. Considerable further damage to verges is inevitable, yet in places no widening is considered necessary, (e.g. Insets 9 and 15)?

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- As stated before, the site is already a fairly level Playing Field. Whilst some levelling may be required, where is the justification for the quantities as stated? Could not the bulk of any levelling be done using the existing surface material within the site? It would appear that the effect of using the amount of soil quoted would be to raise the bulk of the area by at least 2 metres. Why is this necessary?
- What will be the effect of this number of HGV movements on the overall road surface?
- The Committee continues to have major concerns about the safety aspect of the junction with Cuckfield Road in particular. A Passing Place in Mill Lane is now proposed (and which it is believed would lead to permanent hedgerow destruction), but almost inevitably 2 HGV's meeting at this point will necessitate either or both vehicles stopping, quite possibly with the "ingoing" vehicle straddling a road where traffic regularly travels at 40/50 mph. Only major work to that junction could alleviate this, something the Committee would NOT propose as justifiable.
- It is now proposed that Passing Places are left in place, presumably to accommodate access by Horseboxes in the future? Apart from the permanent damage to the verges etc, this would inevitably lead to increased usage of the roads as a "rat run", contrary to the current usage and to "Quiet Roads" Policies.

Whilst acknowledging that a considerable amount of work has been done on the Applicant's behalf to support the feasibility of using roads for access to the site, we do not consider that the proposals justify the damage that will be caused, both during the Construction phase, and in the longer term, to the rural roads that are an asset to this area. The safety aspect of vehicles in such numbers using roads that were never designed for such use remains a major concern.

RECOMMENDATION: We continue to strongly recommend to Mid Sussex District Council that the Application be refused."

(3) Laundry Cottage 3 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/21/1646. The conversion and extension of the existing outbuilding to create a separate dwelling, extending the permeable gravel driveway and associated hard and soft landscaping works.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(4) 145 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SZ. DM/21/1295. Single storey side extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(5) 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.

The Committee AGREED to remove this item as it had been discussed at the last meeting.

(6) Little Park Trinity Road Hurstpierpoint Hassocks West Sussex BN6 9UY. DM/21/1641. Construction of a single-storey extension to the east-facing elevation. Insertion of roof windows to the east-facing pitched roof on the ground floor. Existing doors to be removed and replaced with timber framed, double glazed window, also on the east-facing elevation. Listed Building Consent.

RECOMMENDATION: The Parish Council's recommendation to the Planning Authority is that permission is granted subject to the Conservation Officer being satisfied.

(7) Little Park Trinity Road Hurstpierpoint Hassocks West Sussex BN6 9UY. DM/21/1638. Construction of a single-storey extension to the east-facing elevation. Insertion of roof windows to the east-facing pitched roof on the ground floor. Existing doors to be removed and replaced with timber framed, double glazed window, also on the east-facing elevation.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(8) Mid Sussex District Council Trinity Road Car Park Trinity Road Hurstpierpoint West Sussex. DM/21/1725. Erection of sign on wall adjacent to the car park.

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RECOMMENDATION: No comment. (Application made by the Parish Council.)

(9) Hurstpierpoint College, College Lane Hurstpierpoint West Sussex BN6 9JS. DM/21/1755. Variation of condition no 4 relating to Appeal Decision APP/D3830/A/03/1133005 (Planning Ref. 03/00136/FUL) - to allow the cut off time for the floodlights to change to 9pm.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(10) 94 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AJ. DM/21/1792. 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.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

(11) 1 Springbank Cottages Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EX. DM/21/1909. T1 Conifer, T2 Ash, T3 and T4 (Group of Ash and Hazel) - reduce by 2 to 3 metres to clear trees from power line. T5 Ash – remove.

RECOMMENDATION: Our recommendation is that MSDC should give permission

Upon consideration it was:

RESOLVED: That the Committee AGREED to recommend the Committee's comments to the Planning Authority.

PE21/22.009 MSDC Planning Decisions: The Committee noted the following applications that had been granted, refused, withdrawn or appealed (All as H&SCPC recommendation, except where noted).

(1) Granted: to note permissions granted by MSDC:

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

b) Star House Hurstpierpoint College, College Lane Hurstpierpoint West Sussex. DM/21/1096. Replacement of a number of windows/doors to Star House and Star Link buildings

c) Star House Hurstpierpoint College, College Lane Hurstpierpoint West Sussex. DM/21/1093. Replacement of a number of windows/doors to Star House and Star Link buildings.

d) Geniefa Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/21/0647. Proposed roof extension over existing double garage and over part of existing first floor rooms, proposed plant room, and garden store, with lean-to pitch roof over. Proposed new solar panels to new roof extension south roof slope (permission for existing solar panels on existing south and east roof slopes, installed in 2015). Amended plans received showing change to roof form, reduction in height and scale of extension and removal of side dormer window.

e) The Thatch Mill Lane Sayers Common Hassocks West Sussex BN6 9HN. DM/20/3822. Construction of a single storey rear extension, with internal alterations, and replacement porch. (Revised plans received, including tree protection plan, 07.01.2021, 26.01.2021 and 02.02.2021) (Revised description agreed 01.02.2021) (Updated block plan, Materials schedule and window and door detail received 04.03.2021)

f) The Thatch Mill Lane Sayers Common Hassocks West Sussex BN6 9HN. DM/20/3828. Construction of a single storey rear extension, with internal alterations, and replacement porch. (Revised plans received 07.01.2021, 26.01.2021 and 02.02.2021) (Revised description agreed 01.02.2021) (Updated block plan, Materials schedule and window and door detail received 04.03.2021)

g) 110A High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/21/1222. Mature Beech - thin crown and reshape by 20%

h) Flat 4 Chantry House 73 High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/21/1330. T1 - Yew, Reduce by 2meters nearest to house.

i) 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)

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j) 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.
k) 3 Park Close Hurstpierpoint Hassocks West Sussex BN6 9XA. DM/21/1226. Demolition of existing garage, two storey side extension with internal alterations.
l) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/21/0904. Extension to St Johns House at Hurstpierpoint College to form twenty new boarding rooms with associated facilities.
m) 69 Willow Way Hurstpierpoint Hassocks West Sussex BN6 9TJ. DM/21/1478. Proposed loft conversion incorporating rear facing dormer and 2 front facing Veluxes.

(2) Refused: to note refusals by MSDC:
a) 59 High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/21/0530. Change of Use of first floor offices to a 2-bedroom flat. (**H&SCPC recommended approval)**
b) 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.

(3) Withdrawn: to note withdrawn applications:
a) Pakyns House Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/21/0764. Demolition of an existing barn and the erection of one detached dwelling together with permeable driveway and associated hard and soft landscaping works.

(4) Appeals: to note planning appeals:
a) Barn Southwest Of Pakyns House, Bullfinch Lane, Hurstpierpoint, West Sussex. AP/21/0014. 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). **Appeal Dismissed**
b) Land At Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. AP/20/0034. Removal of an existing barn, mobile home and other outbuildings. Construction of 3 dwellings, 1 x 5 bedroom with detached garage, 1 x 3 bedroom and 1 x 2 bedroom. **Appeal Dismissed**
c) Land At Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. AP/21/0013. Removal of an existing barn, mobile home and other outbuildings. Construction of 3 dwellings. Amended plans received 16.06.2020. **Appeal Dismissed**
d) Land 150M South Of Parson's Withes Wood East Of Pangdean Lane Goddards Green. AP/21/0030. 8 units of key worker housing, multi-generational and professional accommodation. **Appeal Notification**

Upon consideration it was:

RESOLVED: That the Committee NOTED the applications that had been granted, refused, withdrawn or appealed.

PE21/22.010 Hurstpierpoint College Site Visit: The Committee considered the offer from Hurstpierpoint College for a short tour of the Campus to understand the future plans for the site, and all Committee Members agreed they would like to attend, and it was:

RESOLVED: That the Committee AGREED to attend a tour of Hurstpierpoint College.

PE21/22.011 Street Naming: The Committee considered Mid Sussex District Council's street naming request the suggestions for the naming of the new street to access land rear of White Horse Lodge, Furzeland Way, Sayers Common - DM/19/3952. A suggestion of "Wintergreen" was made by Cllr Jee due to the abundance of the plant common wintergreen (thought to have medicinal qualities) that was prevalent in the field, and it was:

RESOLVED: That the Committee AGREED to recommend Wintergreen Way for the street name at land rear of White Horse Lodge (DM/19/3952), to Mid Sussex District Council.

There being no other business the Chair closed the meeting at 8.40pm.

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