

**MINUTES** of the meeting of the **Planning & Environment Committee**, held on Thursday 1<sup>st</sup> July 2021 at 7.30 pm at Court Bushes Community Hub, off Willow Way, Hurstpierpoint.

Committee Members present:

Julia Shorrocks (Chair)

Tony Lank (Vice-Chairman)

Cllr Michael Avery

Cllr John Lowman

Cllr Seth Jee

Cllr Bob Sampson

Cllr Allan Brown

Cllr Helen Bedford

**Also present:** Helen Valler, Assistant Clerk

One member of the public

**P&E21/22.012 Apologies for absence:** Apologies for absence were received and accepted by: Cllr Martin Machan, Cllr David Evans, Cllr Peter Griffiths

**P&E22/22.013 Declarations of Interest:**

**Cllr Lank declared a personal interest** – DM/21/1875 52 Highfield Drive

**Cllr Shorrocks declared a personal interest** – DM/21/2246 Nos 1-65 The Grange

**P&E21/22.014 Minutes of the Planning Committee meeting held on 3<sup>rd</sup> June 2021:** The committee reviewed the minutes and it was:

**RESOLVED:** That the Committee AGREED the Planning & Environment Committee minutes of 3<sup>rd</sup> June 2021.

**P&E21/22.015 arising from the meeting of the Planning Committee held on 3<sup>rd</sup> June 2021:** Matters raised: MSDC DPD Site Allocations Examination - Cllrs Jee & Sampson confirmed to the committee that a submission had been made to the appointed Inspector in relation to the Reeds Lane site in Sayers Common being included in the site allocations for future development.

**P&E21/22.016 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 who did not wish to speak.

**P&E21/22.017 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) New Barn Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SF. DM/21/1916.** Single storey forward kitchen extension and porch

**RECOMMENDATION:** Our recommendation is that MSDC should give permission.

**(2) 52 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AU. DM/21/1875.** Demolition of existing single storey rear conservatory and construction of single storey rear extension.

**RECOMMENDATION:** Our recommendation is that MSDC should give permission.

**(3) 5 Trinity Road Hurstpierpoint Hassocks West Sussex BN6 9UY. DM/21/1936.** Single storey rear extension and re-configured ground floor layout together with associated internal and external alterations including new driveway. Moved to the 7's to allow the committee to discuss.

**RECOMMENDATION:** The committee have no objection to the rear extension. There are concerns surrounding the impact of the new driveway on the neighbouring property and the tree roots running underneath the front garden. Recommend the driveway is reconfigured to be further to the right of the property.

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(4) 5 Hurstbeeche Close Hurstpierpoint Hassocks West Sussex BN6 9FP. DM/21/1474. Construction of single storey flat roofed rear extension with associated internal alterations, landscaping and drainage diversion.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

(5) 19 Berrylands Farm Sayers Common Hassocks West Sussex BN6 9XH. DM/21/2015. Loft conversion with rear dormer.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

(6) 67 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QL. DM/21/2174. Proposed rear and side pitched roof extension.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

(7) 9 Hannington Place Hurstpierpoint Hassocks West Sussex BN6 9XY. DM/21/2170. Extension of existing detached garage (to the rear and also to link it up to the house), in order to form a music room. Modification of the existing entrance porch.

**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.**

**P&E21/22.018 Planning applications - Committee decision:** The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) The Manor House 3 Albert Silsby Place Hurstpierpoint Hassocks West Sussex BN6 9YG. DM/20/4569. Construction of an extension to the side and rear elevation, encompassing the existing garaging, to provide additional habitable accommodation at ground and first floor levels. Construction of an orangery to the rear elevation. Formation of dormers on the front and rear elevations to serve the existing second floor accommodation. Installation of an external swimming pool, along with hard and soft landscaping works. (Revised plans received 07.01.2021) (Revised plans received 27.05.2021. Description updated 28.05.2021)

**RECOMMENDATION: Application not discussed as MSDC had already issued a decision notice.**

(2) Fieldside Hassocks Road Hurstpierpoint West Sussex. DM/21/1865. Variation of condition no2 relating to planning application reference DM/18/0855 to replace approved plans with amended drawings G142, PL03, 04, 05, 06 and 07 to allow changes in design.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

(3) 7 Marchants Road Hurstpierpoint Hassocks West Sussex BN6 9UP. DM/21/1873. Proposed single storey extension to rear of property, two storey extension to east side, and newly-positioned front door/porch on the south side. One member of the public present.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

(4) 2 Kingsland Cottages Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/21/1938. Proposed alteration to the roof space consisting of a dormer to the rear of the property, and two roof lights to the front elevation. Lawful Development Certificate.

**RECOMMENDATION: No comment on the legal aspect of the Lawful Development Certificate. Concerns about the design of the rear dormer not in keeping with the existing roof lines of the properties and unneighbourly.**

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**(5) Goddards Green Sewage Treatment Works, Cuckfield Road, Ansty, RH17 5AL. WSCC/025/21.**

Construction and operation of a polymer dosing kiosk, LV distribution kiosk, cake storage barn, steam boiler house, motor control centre kiosk and sludge cake reception building

**RECOMMENDATION: Our recommendation is that WSCC should give permission.**

**(6) Laundry Cottage 3 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/21/1646.**

(Amended redline on location and block plan received 04.06.2021) 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 subject to a condition that the new dwelling is 'tied' to the existing property so cannot be sold separately in the future.**

**(7) 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 (Amended plans received 07.06.2021).

**RECOMMENDATION: The committee reiterate previous comments and recommend MSDC should refuse the application** - 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. DP12 Protection and Enhancement of Countryside DP39 Sustainable Design and Construction DP26 Character and Design

**(8) Westhouse Farm Twineham Lane Sayers Common Hassocks West Sussex BN6 9JF. DM/21/1867.**

Change of use from existing horse pasture to construct a horse exercise arena. For private use only.

**RECOMMENDATION: Our recommendation is that MSDC should give permission subject to a condition that the arena is not to be used at any time in the future for commercial use.**

**(9) Street Record Twineham Lane Sayers Common West Sussex. DM/21/2163.** This scheme comprises of an overhead line refurbishment project, which is necessary to resolve a supply quality issue. The proposal is to refurbish the overhead line highlighted yellow in the attached plan with an Aerial Bundled Conductor (ABC) as well as to replace and upgrade the existing Pole Mounted Transformer (PMT).

**RECOMMENDATION: No comment**

**(10) Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EE. DM/21/2181.** To convert two thirds of the barn into a residential dwelling, with the remaining third retained as storage. (Ref: 10.2 (b) Enforcement Notices)

**RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The barn has never been proved to be a viable agricultural unit as part of an established agricultural business.**

**(11) 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. Amended plans received 15.06.2021 showing amended design for the proposed rear dormers.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

**(12) Old Conna Barn Cuckfield Road Goddards Green Hassocks West Sussex BN6 9LQ. DM/21/2240.**

Demolition of 2 no barns and erection of disabled-friendly granny annexe

**RECOMMENDATION: Our recommendation is that MSDC should give permission subject to a condition that the new dwelling is 'tied' to the existing property so cannot be sold separately in the future.**

**(13) Nos 1-65 The Grange Albourne Road Hurstpierpoint West Sussex. DM/21/2246.** Removal of Condition

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22, relating to planning reference 04/02331/FUL to allow residents to make small scale additions to their properties without seeking planning permission. Cllr Lank took the chair.

**RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The committee wish to retain the ability to comment on future applications. We believe the numbering should be 1-12 and 14-66, we would question why No. 66 is not included in this application.**

**(14) Old Coach House Trinity Road Hurstpierpoint BN6 9UY. DM/21/2222.** Construction of single-storey extension at the rear of the site and installation of one skylight to the existing house. Cllr Shorrocks resumed the Chair.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

**(15) Old Coach House Trinity Road Hurstpierpoint BN6 9UY. DM/21/2224.** Construction of single-storey extension at the rear of the site and installation of one skylight to the existing house. Listed Building Consent.

**RECOMMENDATION: Our recommendation is that MSDC should give permission.**

**P&E21/22.019 MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted)

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

- a) 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.
  - b) 170 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/21/1461. Proposed part single and part two storey rear extension and internal alterations.
  - c) Park Cottage Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UL. DM/21/1634. Cherry (T1) - remove stem leaning on fence post.
  - d) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/21/1393. Replace rear flat roof dormer with three pitched dormers and pitched element.
  - e) 35 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/21/1896. Proposed single storey rear extension and partial garage conversion to home office.
  - f) Howard Lodge 7 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/21/1180. Erection of pre-fabricated timber summerhouse.
  - g) Heath Veterinary Clinic 9 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/21/1603. Proposed change of use of former veterinary clinic to 1 bedroom self contained eco-tourism holiday accommodation.
  - h) Potters Pomper Lane Hurstpierpoint Hassocks West Sussex BN6 9LJ. DM/21/1540. Proposed erection of a summerhouse building and a games room building.
  - i) 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.
  - j) 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
  - k) 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.
  - l) 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
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related internal alterations. Hard and soft landscaping works, to include the installation of an external swimming pool.

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

n) 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.

o) 37 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/21/1551. Ash (T1) - Fell minor, leaning, self seeded ash and remove 3 lowest minor limbs on large tree.

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

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

a) 1 Kemps Hurstpierpoint Hassocks West Sussex BN6 9UE. DM/20/4719. Erection of 2 storey 3 bedroom dwelling. **(HP&SC PC recommended permission)**

b) Pook Bourne Stud Farm Pookbourne Lane Sayers Common West Sussex BN6 9HD. DM/21/2101. Proposed agricultural barn for fodder storage.

**(3) Withdrawn:** The Committee noted withdrawn applications:

a) 40 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG. DM/21/0046. Demolition of existing shed with replacement single storey shed. Creation of outdoor covered area.

**(4) Appeals:** The Committee noted planning appeals:

No notifications received.

**P&E21/22.020 Speeding on Cuckfield Road, Goddards Green:** The committee were asked to consider the following request: The Clerk at Ansty and Staplefield Parish Council had asked H&SC PC to join them in writing to Homes England for funding to introduce traffic calming measures.

**Upon consideration it was:**

**RESOLVED:** That the committee would support Ansty and Staplefield Parish Council and a letter would be sent to Homes England. Cllr Lank proposed a draft letter the contents of which were agreed.

**P&E21/22.021 - Information Items:**

**(a) Hurstpierpoint College** - The committee were asked to agree on a proposed date for the visit. All visitors are expected to take a Lateral Flow Test within 48 hours of being onsite. Depending on restrictions the majority of the visit will be conducted outside, with masks required indoors.

**Upon consideration it was:**

**RESOLVED:** The date and time of 10.30am on Tuesday 27<sup>th</sup> July would be proposed to Hurstpierpoint College.

**(b) Enforcement Notices:** The committee noted the following responses from MSDC Planning Enforcement:

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a) 145 High Street - With respect to the Enforcement Notices issued at 145 High Street, an informal period of compliance was provided during the Covid-19 related lockdowns in 2020/early 2021. As you will note the works have still not been completed and the Council is therefore preparing the instigation of prosecution proceedings.

b) An appeal has been submitted relating to planning application DM/20/2704 for the retention of the dwelling at Alders Farm, Brighton Road, Hurstpierpoint. The appeal is with the Planning Inspectorate (PINS), the government agency responsible for making decisions on planning appeals. The appeal has been received by PINS but the appeal has not yet formally started. Once started, you can track the progress of the appeal via <https://acp.planninginspectorate.gov.uk/> using the case reference APP/D3830/W/21/3268587. I am aware the appellant has until 21st June to submit further information. Any enforcement action will be held in abeyance pending the outcome of this appeal and the decision of the Inspector. If the appeal is dismissed then enforcement action will follow in relation to ceasing the residential use of the land.

There being no other business the meeting closed at 21:05

Chairman

DRAFT