

MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 2nd September 2021 at 7.30 pm at Court Bushes Community Hub, off Willow Way, Hurstpierpoint.

Committee Members present:

Tony Lank (Vice-Chairman)

Cllr Michael Avery

Cllr Bob Sampson

Cllr Helen Bedford

Cllr David Evans

Cllr Allan Brown

Also present: Helen Valler, Assistant Clerk

P&E21/22.031 Apologies for absence: Apologies for absence were received and accepted by: Cllr Seth Jee, Cllr John Lowman, Cllr Martin Machan, Cllr Julia Shorrocks (Chair), Cllr Peter Griffiths. In the absence of the Chair, Cllr Tony Lank took the chair for the meeting.

P&E22/22.032 Declarations of Interest: The following declarations were made:
There were no declarations of interest.

P&E21/22.033 Minutes of the Planning Committee meeting held on 29th July 2021: The committee reviewed the minutes and it was:

RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 29th July 2021.

P&E21/22.034 arising from the meeting of the Planning Committee held on 29th July 2021: There were no matters arising.

P&E21/22.035 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.

P&E21/22.036 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) 5 Hurst Gardens Hurstpierpoint Hassocks West Sussex BN6 9ST. DM/21/2765. T1 Oak - reduce the four lower branches by 2m.

RECOMMENDATION: The application refers to a cut back of 'at least 2 metres'. Recommend permission is given but with a maximum realistic limit on the cut back.

(2) Aymers London Road Sayers Common Hassocks West Sussex BN6 9HT. DM/21/2836. 1xOak Cut back lower branches by 3-4 meters

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P&E21/22.037 applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) 6 Ribbets Cottages High Street Hurstpierpoint Hassocks West Sussex BN6 9PZ. DM/21/2793. 2x Holly (T1, T2) to reduce by 0.5m away from telephone lines, 1x Hawthorn (T3) to Pollard at approximately 1 meter

RECOMMENDATION: Our recommendation is that MSDC should give permission

(2) 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. Block plan and existing and proposed east elevations received 28.07.2021 together with amended proposed roof plan showing reduction in height of skylight.

RECOMMENDATION: No further comment, MSDC already issued decision notice.

(3) 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. Block plan and existing and proposed east elevations received 28.07.2021 together with amended proposed roof plan showing reduction in height of skylight. Listed Building Consent.

RECOMMENDATION: No further comment, MSDC already issued decision notice.

(4) Champions West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/21/2805. T1 Magnolia - Reduce crown by 1m. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(5) Langton Grange Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9HB. DM/21/2818. Inclusion of an Air Source Heat Pump unit and new pergola with timber decking below.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(6) 74 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AH. DM/21/2866. Leyland cypress (T1) - reduce height by 2m, trim sides. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(7) 3 Park Close Hurstpierpoint Hassocks West Sussex BN6 9XA. DM/21/2786. Non Material Amendment sought in relation to Planning permission DM/21/1226 - to allow reduction of the width of 1 No. first floor window to the front elevation and reduce the width of 1No. ground floor window to the rear elevation.

RECOMMENDATION: No further comment, application already refused by MSDC.

(8) Little Pakyns Cottage Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/21/2794. Sycamore (T1) - Reduce crown by 2m. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(9) 157 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/21/2859. Single storey glazed lean-to extension to the rear with related internal alterations and conversion of (for residential use) and alterations to existing outbuilding with the installation of two new rooflights.

RECOMMENDATION: Our recommendation is that MSDC should give permission subject to Conservation Officer approval

(10) 157 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/21/2859. Single storey glazed lean-to extension to the rear with related internal alterations and conversion of (for residential use) and alterations to existing outbuilding with the installation of two new rooflights. Listed Building Consent.

RECOMMENDATION: Our recommendation is that MSDC should give permission subject to Conservation Officer approval

(11) Down House 77 High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/21/2908. Remove single glazed wooden painted window sashes in 4 ground floor windows and replace with identical wooden painted sashes but double glazed.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(12) 18 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/21/2962. Proposed single storey extension to the rear and roof conversion to existing detached property, together with new entrance gates.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(13) 2 Oaklands Park High Hatch Lane Hurstpierpoint Hassocks West Sussex BN6 9LH. DM/21/2985. Proposed construction of a two storey side and front extension with accommodation in roof space and proposed link between existing house and extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(14) The Haven Church Fields Hurstpierpoint Hassocks West Sussex BN6 9TU. DM/21/3003. T1 Pine - reduce the height by 6m and T2 Turkey Oak - reduce crown by 2m. Trees in a Conservation Area.

RECOMMENDATION: Considering the large amount of pruning proposed for the Pine we would recommend that a Tree Officer visits the site

(15) St Lukes Roman Catholic Church Cuckfield Road Hurstpierpoint West Sussex. DM/21/2517. Proposed change of use of place of worship to 3no. 2 bed flats, including 2 dormers, hip to gable and an extended porch.

RECOMMENDATION: Our recommendation is that MSDC should give permission

(16) Spenny Thorne 13 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/21/2998. Proposed single storey side/rear extension, new side windows and internal alterations

RECOMMENDATION: Our recommendation is that MSDC should give permission

(17) 3 Marchants Road Hurstpierpoint Hassocks West Sussex BN6 9UP. DM/21/3013. First floor rear extension over existing ground floor extension and addition of velux window on first floor bathroom

RECOMMENDATION: Our recommendation is that MSDC should give permission

P&E21/22.038 MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted)

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

- a) Southern Water Services Goddard Green Sewage Treatment Works Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/21/2119. 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.
 - b) 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.
 - c) 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.
 - d) 67 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QL. DM/21/2174. Proposed rear and side pitched roof extension.
 - e) 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. (amended application form 02.07.2021)
 - f) 2 Kingsland Cottages Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/21/1937. Erection of a single storey rear extension extending beyond the rear wall of the original house by 5.00m, to a maximum height of 3.40m and the height of the eaves to 2.90m. (amended plans 02.07.2021 and amended description and application form 27.07.2021)
 - g) 16 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/21/2417. Magnolia (T1) - reduce crown by 1m
 - h) 21 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RP. DM/21/2486. T1 - Bay - reduce below electricity cable height, approximately 3 metres and reduce and reshape crown by up to 3 metres.
 - i) Wolstonbury Farm, New Way Lane, Hurstpierpoint, BN6 9BB. SDNP/21/02396/CND. Removal or Variation of Conditions 2 and 6 for SDNP/20/00214/FUL. (Permission granted by SDNP)
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- j) Land At Little Shepherds Gatehouse Lane Goddards Green Hassocks West Sussex BN6 9LE. DM/21/2640. 1) Realign stay wire on pole 632704. 2) Install new HV pole and 2 x stay wires on pole 616261. 3) Remove poles 616262/63, overhead line and associated equipment.
- k) Big Edgerley College Lane Hurstpierpoint Hassocks West Sussex BN6 9QY. 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. (Amended drawings PL.01B, PL.02A and PL.03B received 01.07.2021 to supersede drawings PL.01A, PL.02 and PL.03A. which include new timber pegola structure.)
- l) 4 South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/21/2537. 1 x (T1) Magnolia to reduce crown by 1 metre
- m) 8 Berrylands Farm Sayers Common Hassocks West Sussex BN6 9XH. DM/21/2286. Change of use from garage conversion to hairdressing business.
- n) 19 Berrylands Farm Sayers Common Hassocks West Sussex BN6 9XH. DM/21/2015. Loft conversion with rear dormer and garage conversion.
- o) 144 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/21/2469. Rear Extension
- p) Greensands Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ES. DM/21/2490. (G1) Limes x 4 : 25% thin. (G2) Robinia x 5 : 20% selective thinning. (G3) Sycamore x 4 : remove. (G4) Holly x 4 : remove. (G5) Sycamore x 4 : remove x 3. (T1,T2,T3) Holly : remove and replace with laurel hedging. (T4) Beech : 15% thin, reduce height by 2.5m, remove crossing and damaged limbs, trim side limbs 1.5m. (T5) Sycamore- fell. (T6) Yew : 15% thin and reduce canopy by 20%, remove damaged wood. (T7,T8,T9) Sycamore : remove dead limbs, 15% thin. (T11) Hazel : re-coppice. (T13) Birch : fell, (T14) Holly : fell. (T15) Yew : remove dead branches, 15% thin and rebalance canopy. [amended description received 08/07/2021].
- q) 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. Amended block plan and elevations received 15.07.2021 and 19.07.2021 to show proposal and dwellinghouse correctly.
- r) 34 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/21/2545. Convert existing garage into a habitable room and create two dormer extensions at first floor level.

(2) Refused: The Committee noted refused applications:

- a) 3 Park Close Hurstpierpoint Hassocks West Sussex BN6 9XA. DM/21/2786. Non Material Amendment sought in relation to Planning permission DM/21/1226 - to allow reduction of the width of 1 No. first floor window to the front elevation and reduce the width of 1No. ground floor window to the rear elevation.
- b) 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.

(3) Withdrawn: The Committee noted withdrawn applications:

- a) 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.
- b) 2 Bignall Grove, Hurstpierpoint, West Sussex. BN6 9YN. DM/21/2464.
- c) 107 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/21/2602. T3 Ash - Fell

(4) Appeals: The Committee noted planning appeals:

- a) The Old Police Station Jobs Lane Sayers Common Hassocks. AP/21/0048. 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 store.
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P&E21/22.039 Action Plan Item: The committee were asked to agree and confirm that no further work is currently required on the following Action Plan Item:

30	Countryside Aim 2: Conservation Areas	The Local Planning Authority shall be encouraged to review the existing Conservation Areas of Langton Lane, High Street, and Hurst Wickham for possible modification and extension.	2016 onwards	nil	nil	From Neighbourhood Plan – February 2015. Work with and support Hurstpierpoint Society in their objectives for Conservation Areas. Update Nov 2019: Hurstpierpoint Society being supported in dialogue with MSDC. New areas confirmed 2018.	Planning & Environment
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The Assistant Clerk has confirmed with MSDC Conservation Officer the boundaries that were extended in 2018. (see attached maps). There was no change to the Langton Lane Conservation Area. It was: **RESOLVED: that no further work is required and the item can be removed from the Parish Council Action Plan.**

There being no other business the meeting closed at 19.59

Chairman

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