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

Committee Members present:

Cllr Julia Shorrocks (Chairman)
Cllr Tony Lank (Vice-Chairman)
Cllr Michael Avery
Cllr Bob Sampson
Cllr Martin Machan
Cllr David Evans
Cllr Allan Brown

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

**P&E21/22.059 Apologies for absence:** Apologies for absence were received and accepted by:

Cllr Seth Jee

Cllr Helen Bedford

Cllr John Lowman

**P&E22/22.060 Declarations of Interest**: The following declarations were made:

Cllr Martin Machan – Item 7.11 Land West Of Lodge Cottage South Avenue Hurstpierpoint West Sussex. DM/21/3820. Personal interest.

Cllr Tony Lank – Item 7.11 Land West Of Lodge Cottage South Avenue Hurstpierpoint West Sussex. DM/21/3820. Personal interest.

**P&E21/22.61 Minutes of the Planning Committee meeting held on 28th October 2021:** The committee reviewed the minutes and it was:

**RESOLVED:** That the Committee AGREED the Planning & Environment Committee minutes of 28th October 2021.

**P&E21/22.062 arising from the meeting of the Planning Committee held on 28th October 2021:** There were no matters arising.

**P&E21/22.063 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&E21/22.064 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) The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/21/3783.** Single storey side extension. Lawful Development Certificate.
**RECOMMENDATION:** No comment

**(2) Ladymead Nursing Home Ladymead Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ES. DM/21/3863.** T1 - Beech Tree to Cut back to give 2m clearance from building. Remove lower branch from limb growing over building. Trees in a Conservation Area.
**RECOMMENDATION:** Our recommendation is that MSDC give permission subject to approval of the Tree Officer.

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**(3) 2 Berrylands Farm Sayers Common Hassocks West Sussex BN6 9XH. DM/21/3811.** Proposed single storey rear orangery extension to living room with flat roof canopy extending over rear of study, including formation of new french door to existing study window; with partial vertical timber cladding to existing rear and side elevation.
**RECOMMENDATION:** Our recommendation is that MSDC give permission.

**(4) Land Adjacent To 1 Trinity Court Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XS. DM/21/3939.** Yew Tree (T1,T2 and T3) - reduce Eastern side of crown by 1.5m. (Amended description of location of trees)
**RECOMMENDATION:** Our recommendation is that MSDC give permission.

**(5) ) Land Adjacent To 1 Trinity Court Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XS. DM/21/3939.** Yew Tree (T1,T2 and T3) - reduce Eastern side of crown by 1.5m. (Amended description of location of trees). Duplicated application.

**(6) 37 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AU. DM/21/3931.** Single storey rear extension and internal works
**RECOMMENDATION:** Our recommendation is that MSDC give permission.

**P&E21/22.065 applications - Committee decision:** The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

**(1) Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EE. DM/21/3996**. Notification for Prior approval of a change of use of two thirds of the barn into a residential dwelling, with the remaining third retained as storage. The internal layout is arranged with primary accommodation on the eastern elevation and an open plan living / dining area to the western end. All habitable rooms will have new windows / external doors. Prior Notification - Agricultural to Dwelling.
**RECOMMENDATION**: The committee recommend that, inline with comments from Hurstpierpoint Society and our previous comments, MSDC should refuse the application. The committee feel the application is no different to the previous application which the applicant was advised to withdraw.

**(2) 108 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/21/3696.** Proposed single storey rear extension and replacement of all windows to anthracite PVC. Two members of the public spoke in support.
**RECOMMENDATION:** Our recommendation is that MSDC give permission

**(3) Dove House 67 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/21/3815.** 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. MSDC Decision notice issued prior to meeting.

**(4) 146 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/21/3821.** Single storey rear extension, loft extension with rear dormer window and 2 new rooflights to front. Erection of garden room to rear garden.
**RECOMMENDATION:** Our recommendation is that MSDC give permission

**(5) Pickhams Cottage Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/21/3876**. Residential extension, including internal alterations and conversion of the garage to function as a home office.
**RECOMMENDATION:** Our recommendation is that MSDC give permission

**(6) Pickhams Cottage Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/21/3874**. Residential extension, including internal alterations and conversion of the garage to function as a home office. Listed Building Consent.
**RECOMMENDATION:** Our recommendation is that MSDC give permission

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**(7) Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/21/1062**. Reserved matters application (pursuant to outline planning permission 12/01540/OUT) relating to matters of appearance, landscape, layout and scale for the construction of a 70-bedroom care home and associated car parking, waste and recycling store, cycle store, foul and surface water drainage, landscaping and tree works, boundary treatments, garden structures, greenhouse and garden shed. Amended plans received 15th November showing revised design to proposed building, landscaping and drainage proposals.
**RECOMMENDATION:** In line with the concerns previously raised by the Parish Council:
• We believe that the parking provision remains inadequate, given the number of Care workers and other Staff that are required and for whom transport other than by private car will be difficult. The submission by a resident on this topic refers.
• The pathway through to Reeds Lane continues to be included as part of the Development despite this being incorrect.
• Whilst acknowledging the Plan for the dispersal of Rainwater, this will add to the burden on the Public Sewer Network. Rather than "one in a hundred year" occurrences, flooding in Sayers Common happens frequently.
Our Neighbourhood Plan H1 requires that any development must enhance the flood and drainage management in the village. We do not consider that this development meets that requirement. We also note the concerns now raised regarding the shared access for vehicles and pedestrians. Until these matters are resolved we do not believe that the Application should be approved.

**(8) 5 Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SE.DM/21/3964**. Demolition of existing detached garage and storage structure on west of property boundary. Construction of single storey side extension to east and west side of existing bungalow. Two storey rear extension and loft space conversion with extension to front south elevation. New west roof slope with dormer window unit 2.3m max width in conjunction with rooflight units New property entrance to be repositioned on east elevation.
**RECOMMENDATION:** Our recommendation is that MSDC give permission

**(9) Wickham Corner College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/21/2877**. Removal of planning condition no 2 relating to planning application HP/01/00055/FUL - to allow the use of the garage as additional living accommodation. The number of car parking spaces are unaffected by this change.
**RECOMMENDATION:** No comment

**(10) 10 Mishon Mackay 106 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX.DM/21/3375.** Rear ground floor extension. Revised plans received showing 2 metre high timber screen on boundary with no. 104.
**RECOMMENDATION**: Our recommendation is that MSDC give permission

**(11) Land West Of Lodge Cottage South Avenue Hurstpierpoint West Sussex. DM/21/3820**. Proposed addition of a triple garage with home office. Amendment to planning permission DM/18/2698 (which is under construction)
**RECOMMENDATION:** Our recommendation is that MSDC should refuse the application due to this being over development of the site.

**P&E21/22.066 MSDC Planning Decisions:** (All as H&SC PC recommendation, except where noted).
**(1) Granted**: The Committee noted permissions granted by MSDC:
a) Parkfield Cottage, Bedlam Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9EW.
SDNP/21/04620/HOUS. Single storey side sun room extension. (Decision by SDNP)
b) East Lodge Farm Malthouse Lane Hurstpierpoint West Sussex BN6 9LA. DM/21/1118. Erection of Class E(g) building to include a mix of office, research and development and industrial processes with carpark, new vehicle access onto Malthouse Lane and associated landscaping. 'Corrected Preliminary Ecological Appraisal received 2 September 2021 and corrected Sustainability Statement received 8 September.'
c) 125 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/21/3118. T1 - reduce crown growth overhanging path up to a height of 3.7 metres. T2 Cotoneaster - remove overhang on patio. T3 Bamboo -

remove leaning stem over patio. T4 and T5 Fruit Trees - reduce growth on outside wall and trim off car space and drive.
d) Bungalow 2 Valley Farm Reeds Lane Sayers Common Hassocks West Sussex BN6 9JQ. DM/21/3377. Variation of condition nos. 2 and 8 relating to planning application DM/20/2550 - for the approval of updated landscaping and drainage details.
e) Heathland 5 Albert Silsby Place Hurstpierpoint Hassocks West Sussex BN6 9YG. DM/21/3265. Provision of new garage, ground and first floor rear extension with alterations to roof incorporating dormer windows.
f) 38 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AQ. DM/21/3370. Eucalyptus (T1) - Reduce crown by 2m.
g) Naldretts Farm Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/21/0311. Removal of existing Atcost style agricultural buildings and replace with a new agricultural and equestrian facility, ancillary to the new replacement dwelling at Naldretts Farm
h) 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. (Decision by WSCC)
i) 65 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/21/3138. Single storey rear extension together with internal and external alterations (Amended description 19/10/2021)
j) Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/21/3341. Discharge conditions 3, 8, 9 and 11 of planning application DM/21/2367. (Split Decision).
k) Bridgers Cottage Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9HA. DM/21/3244. Single storey extension to the northern elevation of the existing garden room.
l) 170 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/21/3484. Hazel (T1) - coppice. Cordyline (T2) - reduce height by approx 3m
m) Carys West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/21/3486. Magnolia (T1) - reduce crown by 1m
n) 18 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/21/2962. (Amended plans received 08.10.2021 and 19.10.2021) Proposed single storey extension to the rear and roof conversion to existing detached property, together with new entrance gates.
o) 19 Trinity Road Hurstpierpoint Hassocks West Sussex BN6 9UY. DM/21/3505. Conversion of adjoining garage into habitable living accommodation.
p) 33 Weald Close Hurstpierpoint Hassocks West Sussex BN6 9SR. DM/21/3412. Single storey side extension with a terrace to the rear.
q) 35A High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/21/3581. T1 Holly - reduce crown by 1.5 metres, T2 Magnolia - reduce by 1 metre in height.
r) 9 Manor Gardens Hurstpierpoint Hassocks West Sussex BN6 9UG. DM/21/3559. Single storey rear extension. Side and rear wrap around dormer extension. New front velux window. Enlarged and converted existing detached garage into a utility and storage room ancillary building.
s) Turrets Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA. DM/21/3309. Single storey extensions to the east (main bedroom) and south elevations (utility and study), 1/2 storey extension to the front elevation to form new entrance and stair to first floor and a single storey extension to the west to form new living areas. Realigned drive and parking and garden areas.

**(2) Refused**: The Committee noted refusals by MSDC:
a) 1 Sandfield Cottages, New Way Lane, Hurstpierpoint, BN6 9BA. SDNP/21/04659/HOUS. Proposed two storey side extension and alterations. (Decision by SDNP) (**H&SC PC recommended permission**)
b) The Old Barn Southbrooks Farm Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/21/3289. Demolition of existing buildings and erection of 1 new 3-bed dwelling.
c) 33 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/21/2927. To relocate border fence, approx. 2.5metres closer to boundary, addition of a private pedestrian access gate at the front side and edge border in keeping with the current layout and surrounding properties.

**(3) Withdrawn:** The Committee noted withdrawn applications:
a) Dove House 67 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/21/3711. Non-material amendment to planning application DM/20/4314 to change proposed brick work to render on extensions

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b) 108 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/21/3698**.** Proposed loft conversion with rear dormer and 2 front rooflights. Lawful Development Certificate.

**(4) Appeals:** The Committee noted planning appeals:
a) The Old Police Station, Job's Lane, Sayers Common BN6 9HE. AP/21/0048 (DM/20/4468). 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.
(**Appeal Approved**)
b) The Old Police Station Jobs Lane Sayers Common Hassocks BN6 9HE. AP/21/0051. (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. (**Appeal Approved**)

There being no other business the meeting closed at 8.32pm

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