MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 6th January 2022 at 7.30 pm at Court Bushes Community Hub, off Willow Way, Hurstpierpoint.

Committee Members present:

Cllr Julia Shorrocks (Chairman)
Cllr Michael Avery
Cllr Bob Sampson
Cllr Helen Bedford
Cllr Martin Machan
Cllr David Evans
Cllr Seth Jee
Cllr John Lowman

Also present: Helen Valler, Assistant Clerk

P&E21/22.067 Apologies for absence: Apologies for absence were received and accepted by:

Cllr Allan Brown

Cllr Tony Lank

P&E22/22.068 Declarations of Interest: The following declarations were made:

Cllr Michael Avery – DM/21/4326 4 Lynton Close. Personal interest

P&E21/22.69 Minutes of the Planning Committee meeting held on 2nd December 2021: The committee reviewed the minutes and it was:

RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 2nd December 2021.

P&E21/22.070 arising from the meeting of the Planning Committee held on 2nd December 2021: There were no matters arising.

P&E21/22.071 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. No members of the public present.

P&E21/22.072 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) Martins St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QX. DM/21/4120. Magnolia (T1) - Reduce crown by 1m. Pear (T2) - Reduce overhanging branches to neighbouring property on Northern side by 5m . Hazel (T3) - reduce crown by 2m. Apple (T3) - Reduce crown by 1m. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

(2) Land North Of Reeds Lane Reeds Lane Sayers Common West Sussex. DM/21/3648. Poly tunnels for use in commercial food production - three 6 x 18m poly tunnels for propagation and vegetable growing.
RECOMMENDATION: Our recommendation is that MSDC give permission

(3) 5 Mill Lane Sayers Common Hassocks West Sussex BN6 9HN. DM/21/3816. Single-storey rear extension for proposed conservatory
RECOMMENDATION: Our recommendation is that MSDC give permission

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(4) 2 Berrylands Farm Sayers Common Hassocks West Sussex BN6 9XH. DM/21/3811. (Amended Plan and description 06/12/2021) 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. Increase in height of rear boundary treatment to 2.3 metres with timber boarding on top of the existing wall.
RECOMMENDATION: We note that MSDC have already made the decision on this application but our comments would have read: Our recommendation is that MSDC give permission.

(5) 7 Maude Singer Way Hurstpierpoint Hassocks West Sussex BN6 9GF. DM/21/4184. Loft conversion with two dormers and a roof light to the front and a dormer and a roof light to the rear.
RECOMMENDATION: Our recommendation is that MSDC give permission

(6) 20 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/21/4252. Apple Tree – Fell. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

(7) Redroofs Halton Shaws Hurstpierpoint Hassocks West Sussex BN6 9QR. DM/21/4287. Maples T1 and T2 - Pollard of approximate 3-4 metres. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

(8) 8 Ribbetts Cottages High Street Hurstpierpoint Hassocks West Sussex BN6 9PZ. DM/21/4300. T1 and T2 Cherry - reduce crown by 1m. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

(9) Tibbiwell St Georges Place Hurstpierpoint Hassocks West Sussex BN6 9QT. DM/21/4306. Single-storey rear extension and associated internal alterations.
RECOMMENDATION: Our recommendation is that MSDC give permission

(10) 11 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/21/4220. Single storey extension to the rear/side.
RECOMMENDATION: Our recommendation is that MSDC give permission

(11) 4 Lynton Close Hurstpierpoint Hassocks West Sussex BN6 9AN. DM/21/4326. Loft conversion with side dormer. Lawful Development Certificate.
RECOMMENDATION: No comment

P&E21/22.073 applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) St Johns House Sixth Form Hurstpierpoint College Chalkers Lane Hurstpierpoint West Sussex. DM/21/4020.
Proposed conversion of loft space into a 2no bedroom staff flat and formation of associated dormer.
RECOMMENDATION: Our recommendation is that MSDC give permission

(2) 28 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/21/4018. First floor rear extension**.**
RECOMMENDATION: Our recommendation is that MSDC give permission subject to confirmation that the balcony designs shown are indeed Juliette Balconies.

(3) 18 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/21/4100. Proposed single storey extension to the rear & roof conversion to existing detached property. Together with new entrance gates.
RECOMMENDATION: Our recommendation is that MSDC give permission

(4) Oaklands Park Farm High Hatch Lane Hurstpierpoint Hassocks West Sussex BN6 9LH. DM/21/4151.
Conversion of barn to form five-bedroom dwelling.

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RECOMMENDATION: No objection to the conversion of the barn. However, the committee have concerns surrounding over-use and over development of the site due to the number of temporary buildings present. Concerns that the land is contaminated due to the previous presence of glass houses having created shards/remnants of glass in the ground.

(5) 108 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/21/3696. (Amended description and plans received 06.12.2021) Proposed single storey rear extension and replacement of all windows to white PVC.
RECOMMENDATION: We note that MSDC have already made the decision on this application, but our comments would have read: Our recommendation is that MSDC give permission.

(6) 6 Corner House Manor Gardens Hurstpierpoint Hassocks West Sussex BN6 9UG. DM/21/4261. Single storey side and rear extensions. Alteration of existing parking area to front garden.
RECOMMENDATION: Our recommendation is that MSDC give permission

(7) Pickhams Cottage Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/21/4197. (Additional plans received 21/12/2021). Replacement of existing outbuilding with new outbuilding, re-gravel existing driveway, new electric timber gates and new low level bollard lighting.
RECOMMENDATION: Our recommendation is that MSDC give permission

(8) Pickhams Cottage Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/21/4198. (Additional plans received 21/12/2021). Replacement of existing outbuilding with new outbuilding, re-gravel existing driveway, new electric timber gates and new low level bollard lighting. Listed Building Consent.
RECOMMENDATION: Our recommendation is that MSDC give permission

(9) 7.9 Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West. DM/21/3279. Application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 5 (approved parameter plans), 6 (accordance with Design Guide) , 7 (requirement for a Design Principles Statement), 11 (archaeological investigation), 22 (sustainable drainage) and 35 (restriction of development within 15m of ancient woodland), removal of conditions 50 (public transport strategy) and 51 (phase public transport strategy) on planning permission DM/18/5114 to allow amendments to site boundary, densities and heights, parameters of road layout, proposed land uses, right of way improvements & drainage outfalls, require general accordance with the Street Design and Adoption Manual, allow phased submission details for archaeology and drainage details and require a public transport strategy and financial contributions towards the public transport strategy to be secured in the legal agreement. Amendments to the legal agreement associated with the amendments to the conditions and additional amendments to ensure continuous delivery of the Green Circle through open space parcels OS3.3 and OS3.4 in advance of the development of these parcels, agreement of Land Specification for the Centre for Outdoor Sports within 12 months of commencement and temporary maintenance of drainage basins within Centre for Outdoor Sport site (Amended description 20.12.21 to include amendments detailed in letter dated 17.12.21 by Aecom)
RECOMMENDATION: The committee would like to submit the following comments: The committee disagree with Homes England and believe there is more need for smaller starter homes and apartments than larger mid-size properties. Can confirmation be provided that the percentage requirement for affordable homes will still be achieved? Regarding other aspects the committee don't feel they possess the expertise to pass comment on drainage or transport.

(10) 88 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/21/3632. Proposed double garage to the front of the house.
RECOMMENDATION: Our recommendation is that MSDC give permission

(11) 3 Kingsland Cottages Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/21/4127. Single storey rear extension to replace existing conservatory, and front entrance porch.

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RECOMMENDATION: The committee have no objection to the rear extension and recommend that MSDC give permission. There are concerns that the addition of the front entrance porch will be detrimental to the current streetscene.

(12) Bridgers Cottage Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9HA. DM/21/4340.
Replacement of window and apron with double doors. Listed Building Consent.
RECOMMENDATION: Our recommendation is that MSDC give permission

P&E21/22.074 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).
(1) Granted: The Committee noted permissions granted by MSDC:
a) Streams Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/21/3401. Demolish existing dwelling and replace with a two-storey dwelling
b) Hurst Wickham Rise College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/21/3508. Construction of a detached garage building alongside the existing dwelling. Construction of a pool house building within the rear garden. Associated hard and soft landscaping works, to include an outdoor swimming pool. Installation of a porch canopy to the side elevation of the existing house.
c) 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. AMENDED PLANS received 21/10/2021 reducing depth of extension and addressing Conservation Officer concerns.
d) 157 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/21/2862. 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. AMENDED PLANS received 21/10/2021 reducing depth of extension and addressing Conservation Officer concerns. Listed Building Consent.
e) Little Shepherds Gatehouse Lane Goddards Green Hassocks West Sussex BN6 9LE. DM/21/3433. Demolish existing 3 bedroom chalet bungalow and replace with a 4 bedroom house with attached garage and vehicle parking.
f) 21 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AB. DM/21/3645. Proposed first floor side extension.
g) 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.
h) 57 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/21/3655. Front single storey extension with related minor internal alterations.
i) 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.
j) Hornsdene Farm House Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/21/3569. Erection of a replacement stable block containing four no. stables. Construction of a 45m x 25m sand-school and associated landscaping works.
k) 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.
l) The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/21/3783. Single storey side extension.
m) Danworth Farm Cuckfield Road Hurstpierpoint West Sussex BN6 9GL. DM/21/4077. A single agricultural barn of steel portal frame construction.
n) 2 Oaklands Park High Hatch Lane Hurstpierpoint Hassocks West Sussex BN6 9LH. DM/21/4095. Construction of a two storey side and front extensions, and garages.
o) 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.
p) Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. Reserved matters application (pursuant to outline planning permission 12/01540/OUT) relating to matters of appearance, landscape, layout

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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. (**HP&SC PC recommended refusal**)

(2) Refused: The Committee noted refusals by MSDC:
a) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/21/3509. Lawful Development Application for an extension to the top floor completed in 2018 which has extended the two pre-existing bedrooms, and incorporated dormer roof and balcony.
b) Land Adjacent To Knowles Tooth Langton Lane Hurstpierpoint West Sussex. DM/21/2995. Proposed residential development of single detached dwelling. (**HP&SC PC recommended approval**)

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

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

There being no other business the meeting closed at 8.29pm

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