MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 31st March 2022 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Julia Shorrocks (Chairman)
Cllr Tony Lank (Vice-Chair)
Cllr Helen Bedford
Cllr David Evans
Cllr Allan Brown
Cllr Bob Sampson
Cllr Seth Jee
Cllr Michael Avery
Cllr Martin Machan
Cllr John Lowman

Also present: Helen Valler, Assistant Clerk

P&E21/22.092 Apologies for absence: There were no apologies for absence.

P&E22/22.093 Declarations of Interest: There were no declarations of interest.

P&E21/22.094 Minutes of the Planning Committee meeting held on 3rd March 2022: The committee reviewed the minutes and it was:

RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 3rd March 2022.

P&E21/22.095 Matters arising from the meeting of the Planning Committee held on 3rd March 2022: There were no matters arising.

P&E21/22.096 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&E21/22.097 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) Garden House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/22/0690. Pinnoak - reduce height by 5m to stabilise the tree. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation would have been that MSDC give permission. Decision notice already issued by MSDC before meeting.

(2) 33 Weald Close Hurstpierpoint Hassocks West Sussex BN6 9SR. DM/22/0660. Single storey side extension with a terrace to the rear
RECOMMENDATION: Our recommendation is that MSDC give permission

(3) 46 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/22/0851. Cherry (T1) - fell. Apple (T2) - reduce height to 3m. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

(4) 64 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AH. DM/22/0903. 1x Eucalyptus Gunnii - Pollard main stems to a height of 2.5 meters, Reduction of crown approximately by 5.8 meters. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

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(5) 16 Trinity Road Hurstpierpoint Hassocks West Sussex BN6 9UY. DM/22/0854. Proposed single storey side extension. Lawful Development Certificate.
RECOMMENDATION: No comment

(6) 111 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/22/0962. T1 Willow - raise crown by 5 metres and reduce lateral branches on south side by 1 metre. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

(7) 100 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/22/0969. Oak Tree (T1) - reduce crown by up to 2 metres. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC give permission

P&E21/22.098 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/22/0666. Notification for Prior approval to convert the existing barn into a residential dwelling, The internal layout is arranged with primary accommodation on the eastern and western elevations and an open plan living / dining area between. All habitable rooms will have new windows / external doors.
RECOMMENDATION: Any Approval would relate to an established Agricultural business, which has previously been discounted re this property. Q class cannot be applied as the barn was not in agricultural use on 20.3.2013. We consider that our previous objections to Applications on this site remain current, and we support the objections made by the immediate neighbour. Because similar Applications have been refused, and endorsed on appeal, we believe that a Full Application is necessary to enable a decision to be made.

(2) Northbrooks Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/22/0642. Change of use of one building and land within its curtilage from an agricultural use to a use falling within Class C3 (as a dwelling-house), together with building operations reasonably necessary to convert the building. Prior Notification – Agricultural to Dwelling.
RECOMMENDATION: Notwithstanding that Prior Approval was given – since lapsed - we still consider this Application to be contrary to policy Hurst C3 of our Neighbourhood Plan and should be refused."

(3) 9 Chestnut Grove Hurstpierpoint Hassocks West Sussex BN6 9SS. DM/22/0706. First floor in-fill side and front extension.
RECOMMENDATION: Our recommendation is that MSDC give permission

(4) South Down House 4 Albert Silsby Place Hurstpierpoint Hassocks West Sussex BN6 9YG. DM/22/0580. Installation of 59 No. solar PV panels. To include 26 No. panels on a ground-mounted array within the adjoining paddock, with the remaining panels mounted on the southwest and southeast facing roof slopes of the house and approved extension**.**
RECOMMENDATION: Our recommendation is that MSDC give permission

(5) Barn Southwest Of Pakyns House Bullfinch Lane Hurstpierpoint West Sussex. DM/22/0711. Change of use of an agricultural building at Bullfinch Lane into a dwelling.
RECOMMENDATION: Prior approval should be refused on the grounds of the barn not being viable for conversion. Full application is necessary. Similar applications have been refused on three occasions in 2018,2019 & 2020. The reasons given previously are still in existence.

(6) Hornsdene Farm House Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/22/0534. Demolition of agricultural outbuilding (cow shed) and erection of new triple bay garage and one bedroom annex.
RECOMMENDATION: Application was made invalid by MSDC on 1.4.22, as a Bat Survey is required which will be completed in May.

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(7) 106 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/22/0296. Enlarge the rear existing dormer and installation of a smoke vent window to the rear roof. Amended plans received 4/3/2022 reducing size of dormer window.
RECOMMENDATION: Our recommendation is that MSDC give permission, subject to Conservation Officer support.

(8) Land To The North Of Lyndon Reeds Lane Sayers Common West Sussex. DM/22/0640. Hybrid application consisting of:- a) Full application for 37 one, two, three and four bedroom dwellings (including 30% affordable housing), associated infrastructure, landscaping, pedestrian and vehicular access from Reeds Lane and the demolition of Lyndon. b) Outline application for 2 three bedroom self/custom build plots.
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. Hurstpierpoint & Sayers Common Neighbourhood plan is valid until 2031, this application is contrary to:
H3 – Sayers Common Housing sites
H6 – Housing sites infrastructure and environmental impact
The Parish Council recommended refusal for a development of less houses in 2017. With reference to the representation letters, the Parish Council are in support of the objections made by the resident of 1 Kingsland Cottages.

(9) Parkfield Cottage Bedlam Street Hurstpierpoint BN6 9EW. SDNP/22/01056/HOUS. Creation of timber decking area with open pergola, including removal of existing shed.
RECOMMENDATION: Our recommendation is that SDNP give permission

(10) 23 Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SF. DM/22/0790. Proposed front dormer.
RECOMMENDATION: Our recommendation is that MSDC give permission

(11) 108 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/22/0848. Proposed loft conversion with rear dormer and 3 front rooflights.
RECOMMENDATION: Our recommendation is that MSDC give permission

(12) Cowdrays Policemans Lane Hurstpierpoint Hassocks West Sussex BN6 9TW. DM/22/0896. Partial demolition of existing conservatory to replace glazing and add a tiled roof.
RECOMMENDATION: Our recommendation is that MSDC give permission

(13) Cowdrays Policemans Lane Hurstpierpoint Hassocks West Sussex BN6 9TW. DM/22/0896. Partial demolition of existing conservatory to replace glazing and add a tiled roof. Listed Building Consent.
RECOMMENDATION: Our recommendation is that MSDC give permission

(14) Wickham Lodge 35 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP. DM/22/0883. Single storey front and rear extension with change to the garage roof to pitched.
RECOMMENDATION: Our recommendation is that MSDC give permission

(15) 3 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/21/2459. Two storey rear extension with first floor Juliette balconies, single storey rear extension, front porch and part garage conversion into a habitable room. (Description amended and revised plans received 20.01.2022 and 04.03.2022)
RECOMMENDATION: Our recommendation is that MSDC give permission

(16) 9 Marchants Road Hurstpierpoint Hassocks West Sussex BN6 9UP. DM/22/0919. Partial demolition of existing workshop to rear of detached garage. Construction of a two-storey extension to the rear and side elevations. Construction of a single-storey Porch/WC extension to the front and side elevations. Associated hard and soft landscaping works.
RECOMMENDATION: Our recommendation is that MSDC give permission

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(17) Foxhole Cottages Bedlam Street Hurstpierpoint West Sussex BN6 9EL. SDNP/22/01408/FUL. Use of existing wellness centre/home office to holiday let use, the provision of 1 No. Shepherds Hut for holiday let accommodation, creation of a wildflower meadow and hedgerow planting, and part retrospective planning permission for a greenhouse, and ancillary hot tub and sauna to support the proposed holiday let use.
RECOMMENDATION: The Parish Council are pleased to note that previous advice has been taken onboard. Our recommendation is that SDNP give permission.

P&E21/22.099 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).
(1) Granted: The Committee noted permissions granted by MSDC:
a) Graceland 17 Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SF. DM/22/0005. Loft conversion incorporating hip to gable elements to the north and south, three dormers to the rear and one dormer to the front and also for raising the front gable roof pitch.
b) 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 and retention of the existing close boarded boundary fence (amended description and amended plans received 12.01.2022 and 18.01.2022)
c) Brushwood Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/22/0083. Variation of condition 3 of planning application DM/19/2316 - to replace approved plans due to design revision
d) 35 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/22/0189. Retrospective application for the erection of a timber outbuilding to the rear of the property which includes an air conditioning / heating unit.
e) Capilosus Abberton Field Hurstpierpoint Hassocks West Sussex BN6 9QD. DM/22/0436. Laurel and Conifer - Reduce back by 2 meters.
f) Culvers Church Fields Hurstpierpoint Hassocks West Sussex BN6 9TU. DM/22/0428. 1 x yew (T1) - reduce height by 2m, 1 x amelanchier (T2) - fell, 1 x eucalyptus (T3) - re-pollard, 1 x purple birch (T4) - remove reverted growth, 1 x hawthorn (T5) - fell.
g) 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. Amended plans received 10.02.2022 showing lowered flat roof to the rear extension.
h) Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/22/0618. Non-material amendment relating to planning reference DM/19/1148 to allow for the slight alteration to boundary line of Phase 1 development.
i) Fieldside Hassocks Road Hurstpierpoint West Sussex. DM/22/0020. Variation of planning condition 1, of reference DM/21/1865, to substitute the previously approved drawings with amended drawings (description amended 22.03.2022)
j) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/21/2206. Reconfiguration of roof layout, installation of plant and associated internal and external works. (amended plans 13.01.2022 and amended description 17.03.2022).
k) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/21/2208. Reconfiguration of roof layout, installation of plant and associated internal and external works. (amended plans 13.01.2022 and amended description 17.03.2022). Listed Building Consent.
l) The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/22/0360. Proposed creation of porch to principle elevation. (**HP&SC PC recommended refusal**)

(2) Refused: The Committee noted refusals by MSDC:
No notifications received

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

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

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P&E21/22.0100 Information Items:
The committee were asked to note the following updates from MSDC Enforcement Team:
a)145 High Street:
Legal Officers have been instructed to commence prosecution proceedings in relation to the failure to comply with the enforcement notices at 145 High Street. The owner has made representations regarding the matter; however, I am not content they represent reasonable mitigation as to why the Notice has not been complied with. We will seek to keep you informed of the date the matter will be heard in court.
b) Alders Farm:
Since the dismissal of the appeal we have been establishing the circumstances around the occupiers of the site and a Planning Contravention Notice has been served and recently returned. On the basis of the information we have obtained we will now be drafting an Enforcement Notice to require the cessation of the breach of planning control. The use of the land is under separate investigation as to whether any activity represents a change of use of the land from that of its lawful use for agriculture. Any licence or exemption for the importation of material would be a matter for the Environment Agency.

c)Trees in a Conversation Area applications:
The committee is asked to note that the Assistant Clerk has received clarification from MSDC Planning that currently all 'Trees in a Conservation Area' applications are dealt with by a Tree Officer not a Case Officer. The officer will always complete a site visit before issuing a decision notice.

There being no other business the meeting closed at 8.26pm

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