

MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 1st September 2022 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Julia Shorrocks (Chair)

Cllr Tony Lank (Vice-Chair)

Cllr David Evans

Cllr Helen Bedford

Cllr Martin Machan

Cllr Bob Sampson

Cllr Michael Avery

Cllr Allan Brown

Cllr John Lowman

Also present: Helen Valler, Assistant Clerk
Three members of the public

P&E22/23027 Apologies for Absence: No apologies were received.

P&E22/23028 Declarations of Interest: There were no declarations of interest.

P&E22/23029 Minutes of the Planning Committee meeting held on 4th August 2022: The committee reviewed the minutes and it was:

RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 4th August 2022.

P&E22/23030 Matters arising from the meeting of the Planning Committee held on 4th August 2022: There were no matters arising.

P&E22/23031 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. Three members of the public present.

P&E22/23032 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) 134 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/22/2467. T1 Willow - Pollard at 3.5m. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) Lychgate Cottage High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/22/2647. T1 Gleditsia - reduce crown by 0.5m. T2 Magnolia grandiflora - reduce crown by 0.5m. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P&E22/23033 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) 2 Hungerfield Cottages Mill Lane Sayers Common Hassocks West Sussex BN6 9HL. DM/22/2007.

Demolition of existing garage and shed building. Construction of a two-storey extension to the side and rear elevations and a single-storey rear extension. New first floor juliet balcony to rear elevation. Fenestration alterations to the ground floor and internal alterations to the ground and first floor. Alterations and enhancements of the existing entrance, gates and driveway and construction of a detached building for an art studio, garage and storage, with associated hard and soft landscaping works.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) 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. Amended plans received 29.07.2022 showing internal and external design amendments.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) 159 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/22/2269. Remove internal wall between kitchen and lounge to provide open living space and light penetration. Installation of small conservation roof light to bathroom extension sloping ceiling. Listed Building Consent.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) Old Danworth Cottage Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LN. DM/22/2423.

Replacement side and rear extension, oak frame garage and workshop with home office and gym above

RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) Streams Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/22/2422. Demolish existing dwelling and replace with a two-storey dwelling.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EE. DM/22/2468. The retention of an existing temporary dwelling for a further temporary period at Alders Farm for the use in the proper running of the farm during the redevelopment of the existing barn into a residential dwelling for the owner. Three members of the public spoke in objection.

RECOMMENDATION: Since October 2013 the Parish Council have objected to Applications for consent for a “temporary” residential dwelling on this site, primarily on the grounds that Agricultural use had not been demonstrated, and that it did not comply with Local Plan policies C1 and C10. Permissions have only been valid for 6 of the intervening 9 years.

The latest Extension was granted 27th February 2017 and expired 24th February 2020. 2 ½ years later the Applicants have still failed to comply with the Condition therein that by Expiry date the dwelling be removed, and the land restored to its previous condition, or to a condition agreed with the LPA (Mid Sussex District Council). MSDC have still to decide what action to take in respect of this failure.

Recent observations both formal including by the Secretary of State’s Office and by local residents, continue to confirm that any Agricultural operations that may take place appear insufficient to justify the need for full time residential accommodation.

Accordingly after nearly 9 years our original reasons to recommend refusal remain current, and we consider that any further consent will extend the current position beyond any reasonable time limit for what was originally permitted as a Temporary consent.

We therefore strongly recommend that the Application be refused.

7) 108 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/22/2361. Proposed loft conversion, including two rear flat roofed dormers, and two conservation styled rooflights to front roof slope.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

8) 4 Hurstbeech Close Hurstpierpoint Hassocks West Sussex BN6 9FP. DM/22/1958. Single storey rear extension, conversion of garage loft space to form new office with 2 new dormer window. New dormer window and 3 new roof lights to existing loft. Amended plans received 17.08.2022 showing side doorway in the extension on the proposed west elevation.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

9) 14 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/22/2372. Single storey front and rear extensions. Garage conversion to create play room, utility and storage area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

10) Old Conna Barn Cuckfield Road Goddards Green Hassocks West Sussex BN6 9LQ. DM/22/2538.

Demolition of two barns and erection of incidental building to provide accommodation to be used in association with the host dwelling.

RECOMMENDATION: Our recommendation is that MSDC should give permission subject to a condition that any new building is 'tied' to the existing dwelling and cannot be sold off separately at any time in the future.

11) St Lukes Roman Catholic Church Cuckfield Road Hurstpierpoint. DM/22/1979. Proposed change of use of place of worship to 1 dwelling with external changes to fenestration plus removal of a section of the existing roof to create a garden area. Amended plans received 23.08.2022 showing alterations to internal layout and proposed installation of roof lights and roof lantern.

RECOMMENDATION: The committee reiterate our previous comments; our recommendation is that MSDC should give permission. Subject to a condition that DP25 has been fulfilled - the applicant has demonstrated that there isn't a 'community use' for the building

P&E22/23034 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 12 Hannington Place Hurstpierpoint Hassocks West Sussex BN6 9XY. DM/22/2022. Proposed works to include remove and replace all existing living room windows, doors, glazed roof and ancillary structures with face brickwork, bifold, windows and flat roof with roof lanterns. Extend timber decking. Remove shed at side of house and erect 2 no lean-to timber structures for home office and potting shed. Install side facing window to north face. Enlarge existing porch. Install wood burner chimney flue.
 - b) Land East Of Hurst Wickham Barn College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/22/1616. Erection of 1 no. detached, two storey dwelling house with timber framed detached, two storey garage, including new access and entrance gates (amendments to implemented planning permission DM/17/0948 [as extended by DM/20/3713]).
 - c) Littleway West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/22/2038. Crab apple (T1) reduce crown by 2m. Magnolia (T2) reduce crown by 1m. Cypress (T3) fell. Magnolia (T4) reduce crown by 1m. Hawthorn, Field Maple, Goat Willow (G1) fell.
 - d) 3 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/22/2037. T1 Macrocarpa - fell.
 - e) The Sportsman Cuckfield Road Goddards Green Hassocks West Sussex BN6 9LQ. DM/21/4228. Provision of four mobile pods to provide additional dining space for use in association with The Sportsman public house (amended description 11/04/2022; amended plan 28/06/22).
 - f) Land North Of 19 Dunlop Close Sayers Common Hassocks West Sussex BN6 9SL. DM/22/1905. T23 - Common Oak (Quercus robur) - To reduce back to the fence line by 0.5m, small section of overhanging foliage. T24 - common Oak (Quercus robur) - To crown lift to three metres includes any deadwood found within the working area. T25 - Common Oak (Quercus robur) - To remove two low dead branches up to 3m.
 - g) 92 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/22/1938. Removal of existing conservatory and erection of single storey rear extension.
 - h) Knowles Tooth Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EZ. DM/22/1580. Erection of an oak-framed garage with tiled roof instead of brick garage previously approved, plus erection of wooden pergola surrounding a half sunken swim lane with decking to level ground, plus steps. ADDITIONAL PLANS received 12/07/2022 showing further details of the pergola and swim lane.
 - i) 1 Springbank Cottages Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EX. DM/22/1037. (Amended Plans received 06.06.2022) Construction of 2 storey side extension, with associated internal alterations. Demolition of existing rear lean to porch. Replacement of all existing windows.
 - j) 2 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH. DM/22/2175. Proposed loft conversion with front and rear dormers, installation of rooflights, floorplan reconfiguration and all associated works.
 - k) Little Park Farm Marchants Close Hurstpierpoint West Sussex. DM/22/2131. Variation of Cond 2 in relation to DM/22/0204.
 - l) Wolstonbury Farm New Way Lane Hurstpierpoint West Sussex. SDNP/22/03102/PA15B. Disconnection and removal of existing pole 632409 and connection onto the existing underground cable to provide an upgraded underground supply to Wolstonbury Farm. (Decision by SDNP)
 - m) 9 Brown Twins Road, Hurstpierpoint. DM/22/2202. Oak - Reduce crown by approx 1.5m and no further reduction beyond previous reduction points.
-

(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.

There being no other business the meeting closed at 8.34pm

DRAFT