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

Committee Members present:
Cllr Tony Lank (Vice-Chair)
Cllr David Evans
Cllr Bob Sampson
Cllr Helen Bedford
Cllr Michael Avery

Also present: Helen Valler, Assistant Clerk

P&E22/23052 Apologies for Absence: Apologies of absence were received and accepted from Cllr Allan Brown, Cllr Julia Shorrocks, Cllr Martin Machan & Cllr John Lowman.

P&E22/23053 Declarations of Interest: There were no declarations of interest.

P&E22/23054 Minutes of the Planning Committee meeting held on 27th October 2022: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 27th October 2022.

P&E22/23055 Matters arising from the meeting of the Planning Committee held on 27th October 2022: There were no matters arising.

P&E22/23056 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&E22/23057 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) 3 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/22/3248. Proposed front porch of less than 3m² external area, internal alterations and window alterations, existing flat roof dormer changed to pitch roof. Lawful Development Certificate.
RECOMMENDATION: No comment

2) 88 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/22/3417. Crab apple (T1) reduce crown by up to 1m, back to previous pruning points. Rowan (T2) reduce crown by up to 1m, back to previous pruning points. Hawthorn (T3) reduce crown by up to 1m, back to previous pruning points. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) 156 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TD. DM/22/3553. Horse Chestnut - fell. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC should give permission

4) 156 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TD. DM/22/3559. Beech Tree - crown reduce by 2 metres. Bay tree- reduce crown by 2-3 metres and thin by 20%. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC should give permission

5) Hampton Lodge 2 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/22/3579. Oak – Fell. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC should give permission

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6) West Furlong West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/22/3584. Birch (T1) - reduce crown by 2m. Beech (T2) - reduce crown by 2m. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC should give permission

P&E22/23058 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) 1 Box House Poultry Farm Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ES. DM/22/2956. Retrospective - Change of use of site and existing buildings from storage purposes for Benfell Farm produce only and to allow the buildings to be for storage, distribution, office, and retail in relation to St Peter and St James Hospice and workshops for upcycling furniture to sell in shops. The site would be in use between 9am-5pm Monday to Friday. AMENDED PLAN received 21/11/2022 showing driveway to Flinthurst.
RECOMMENDATION: Our recommendation is that MSDC should give permission

2) Nationwide Building Society 58 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG. DM/22/3312. Prior Approval change of use from a Building Society (Class E) to residential (Class C3).
RECOMMENDATION: Our recommendation is that MSDC should give permission

3) 1 Berrylands Cottages London Road Sayers Common Hassocks West Sussex BN6 9HX. DM/22/2607. Demolition of shed, double garage and conservatory. Proposed ground floor side and rear extension on its place.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) Former Police Office Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UL. DM/22/3082. The alteration, extension and adaptation of existing single storey redundant Police Office unit to form proposed detached two storey two bedroom dwelling off road parking for a single vehicle. Revised Sustainability Statement received on 17.10.2022. Design and Access Statement received on 31.10.2022.
RECOMMENDATION: Our recommendation is that MSDC should give permission, subject to Conservation Officer support.

5) Grove Cottage 122 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AJ. DM/22/3330. Replacement of all softwood single glazed sash windows to hardwood slimline double glazed units and a change of style to two windows at the front and back of the property. Listed Building Consent.
RECOMMENDATION: Due to the most recent information available regarding an apparent unobtained Listed Building Consent we are unable to give a recommendation.

6) Oak Cottage Chalkers Lane Hurstpierpoint Hassocks West Sussex BN6 9LP.DM/22/3043. Retrospective erection of a 1.8m fence.
RECOMMENDATION: Our recommendation is that MSDC should give permission

7) Kenilworth Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9UA. DM/22/3392. Construction of an oak-framed porch extension to the front elevation. Remodelling of the existing single-storey rear extension to include a flat roof lantern and fenestration changes. Internal alterations to include remodelling of mezzanine level to provide additional bedroom accommodation. Timber pergola to rear elevation. Insertion of Velux windows within existing pitched roof. Demolition of existing lean-to to the west elevation. New bin, log and cycle storage structures. Associated hard and soft landscaping works.
RECOMMENDATION: Our recommendation is that MSDC should give permission

8) 8 Fourwinds College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/22/2973. 1.5 storey side extension. (one full floor with rooms in the roof space). Amended plans received 16.11.2022 to show design amendments to the proposed extension.
RECOMMENDATION: No further comment

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9) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/22/3523. Lawful Development Certificate application for a flat roof dormer extension to the rear of the house with a non-protruding balcony which has sliding doors to the bedroom.
RECOMMENDATION: Our recommendation is that MSDC should refuse this further application.

10) 24 Kemps Hurstpierpoint Hassocks West Sussex BN6 9UF. DM/22/3505. Proposed new dwelling. Amendments to existing dwelling to include new pitched dormers to front and rear, removal and repositioning of existing windows and incorporating attached store in kitchen.
RECOMMENDATION: The committee are pleased to note the amendments made to the original application, but remain concerned about short term access for delivery & construction vehicles and the long term effect of vehicle access on the immediate neighbours in Sunleigh Court and Kemps.

11) Wayside Manor Gardens Hurstpierpoint Hassocks West Sussex BN6 9UG. DM/22/3414. Demolish existing side conservatory and side extension. Erect a single storey 2 bedroom detached bungalow in the existing side garden to Wayside, together with an extended hard standing for an off street parking space and a new front boundary wall.
RECOMMENDATION: Our recommendation is that MSDC should give permission

12) Church House High Street Hurstpierpoint Hassocks West Sussex BN6 9TS. DM/22/2039. Internal alterations and new external french doors to the rear elevation. (amended plans received 21/11).
RECOMMENDATION: No further comment

13) Church House High Street Hurstpierpoint Hassocks West Sussex BN6 9TS. DM/22/2042. Internal alterations and new external french doors to the rear elevation. (amended plans received 21/11). Listed Building Consent.
RECOMMENDATION: No comment further

14) Mansion House Bungalow High Street Hurstpierpoint Hassocks West Sussex BN6 9RQ. DM/22/3576. Removal and Replacement of Section of Boundary Wall. Listed Building Consent.
RECOMMENDATION: Our recommendation is that MSDC should give permission

15) Mansion House Bungalow High Street Hurstpierpoint Hassocks West Sussex BN6 9RQ. DM/22/3575. Removal and Replacement of Section of Boundary Wall.
RECOMMENDATION: Our recommendation is that MSDC should give permission

P&E22/23059 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).
a) Leigh Cottage Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/22/2005. Rear and side single storey extension, new entrance porch and 4 No. number dormer windows to main roof.
b) 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. (Amended 4.10.22)
c) 17 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/22/2688. Proposed new first floor window to rear elevation. Internal alterations to first floor
d) 4, 5 And 6 Heath Close Sayers Common Hassocks West Sussex BN6 9XL. DM/22/2735. 2 x Oak trees located on the fence boundary line in the rear garden of houses numbered 4, 5 and 6 Heath Close - reduce back from garden by approx 1 - 2m and no further than previous cut points. 2 x Field Maple trees and 3 x Ash trees located on the fence boundary line in the rear garden of number 4 and 5 Heath Close - reduce crowns by up to 3m.
e) 36 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AQ. DM/22/3062. Lime (T1) pollard at approx 7m.
f) 92 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/22/3061. Eucalyptus (T1) - pollard at 3m

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g) 14 St Lawrence Way Hurstpierpoint Hassocks West Sussex BN6 9SH. DM/22/2671. Proposed rear extension and loft conversion. (amended plans received 11/10)
h) 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.
i) 10 Lynton Close Hurstpierpoint Hassocks West Sussex BN6 9AN. DM/22/3011. Single storey side extension.
j) Allingtons 127 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/22/3213. 1x Purple Plum (T1) - to fell. 1x Red Norway Maple (T2) - Reduce crown by 2m.
k) The Old House Mill Lane Sayers Common Hassocks West Sussex BN6 9HL. DM/22/2987. Proposed private equestrian development of four stables, hay store, wash down bay and track/feed room.
l) Shepherds Cottage Stuccles Farm Twineham Lane Sayers Common Hassocks West Sussex BN6 9JF.DM/22/2974 Retrospective application for retention of a new shed to house tractor and agricultural machinery. Hardstanding to existing field access and agricultural machinery parking area and paths associated with agricultural use.
m) Shepherds Cottage Stuccles Farm Twineham Lane Sayers Common Hassocks West Sussex BN6 9JF. DM/22/3091. Retrospective planning application for the retention of a new boundary wall and drive access position with associated gate posts and gates.
n) 119 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/22/3217. Thuja (T1) - raise crown over road to 5m. Birch (T2) - reduce height by 2m, reduce crown by up to 1m. Magnolia (T3) - reduce crown by 1m, raise crown over drive to 2m. Irish yew (T4) - reduce height by 2m. Hazel (T5) - remove stem closest to shed back to main coppice stool. Hazel - (T6) - reduce crown by 1m. Birch - (T7, T8 & T9) - reduce crown by 2m. Leyland Cypress (T10) - reduce crown on Eastern side by up to 1m.

(2) Refused: The Committee noted refusals by MSDC:
a) 108 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/22/2361. (Amended Plans 25.10.2022 and 31.08.2022) Proposed loft conversion, including two rear dormers, and two conservation styled rooflights to front roof slope.
b) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/22/3037. Lawful Development Certificate application for a flat roof dormer extension to the rear of the house with a balcony

(3) Withdrawn: The Committee noted withdrawn applications:
a) 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.
b) 35 Manor Gardens Hurstpierpoint Hassocks West Sussex BN6 9UG. DM/22/3144. Loft conversion, new rooflights and patio door. (amended plans showing obscure glazed side rooflights received 11/11)

(4) Appeals: The Committee noted planning appeals:
a) a) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. AP/22/0046. Appeal against new dormer window with recessed balcony.

There being no other business the meeting closed at 8.40pm

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