

MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 5th January 2023 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Tony Lank (Vice-Chair)	Cllr Helen Bedford
Cllr Allan Brown	Cllr Michael Avery
Cllr John Lowman	Cllr Martin Machan

Also present: Malcolm Llewellyn, Chairman.
Helen Valler, Assistant Clerk

P&E22/2360 Apologies for Absence: Apologies of absence were received and accepted from: Cllr Bob Sampson, Cllr David Evans, Cllr Julia Shorrocks (Chair), Cllr Martin Machan.

P&E22/2361 Declarations of Interest: Cllr Malcolm Llewellyn declared a personal interest:

6.5 - DM/22/3733 – Abberton House
7.4 - DM/22/3749 - Applegarth Halton Shaws

P&E22/23062 Minutes of the Planning Committee meeting held on 1st December 2022: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning & Environment Committee minutes of 1st December 2022.

P&E22/23063 Matters arising from the meeting of the Planning Committee held on 1st December 2022: There were no matters arising.

P&E22/23064 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&E22/23065 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) 35 Manor Gardens Hurstpierpoint Hassocks West Sussex BN6 9UG. DM/22/3596. Loft conversion, new rooflights and patio door. Lawful Development Certificate.

RECOMMENDATION: No comment

2) 2 Berrylands Farm Sayers Common Hassocks West Sussex BN6 9XH. DM/22/3618. Variation of Condition 2 of planning approval DM/21/3831 - To include minor modification to the elevations of the approved extension by substitution of the approved drawings as listed in DM/21/3811, with the proposed amended drawings submitted with this application. Variation of Condition.

RECOMMENDATION: Our recommendation is that MSDC should give permission

3) 53 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/22/3640. Beech Tree (T1)- Fell. Trees in a Conservation Area.

RECOMMENDATION: No comment, decision notice issued on 5th January 2023

4) Glenstriven St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QX. DM/22/3699. T1 - Large Beech Tree - reduce the two lowest limbs back to appropriate growth points as close to the property boundary as possible. Tree surgery.

RECOMMENDATION: Our recommendation is that MSDC should give permission

5) Abberton House 6 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/22/3733. G1 Beech trees - reduce height by 5-6m back to previous pruning points. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission

6) Trinity Court Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XS. DM/22/3825. T1 Holm Oak - reduce overhang to Trinity Court (Northern side of crown) by 2m. T2 Lime - remove lowest limb on North side back to main trunk and reduce remaining overhang to Trinity court on North Side by 2m. Tree Surgery.

RECOMMENDATION: Our recommendation is that MSDC should give permission

7) Tibbiwell St Georges Place Hurstpierpoint Hassocks West Sussex BN6 9QT. DM/22/3793. Variation of condition no. 2 of planning application DM/21/4306 - Conditioned drawing numbers to be updated with the revised drawing numbers due to materials changed. Variation of Condition.

RECOMMENDATION: Our recommendation is that MSDC should give permission

8) The Meadows Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/22/3843. Proposed single-storey porch extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission

9) 191 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/22/3846. Erection of rear Conservatory and associated works.

RECOMMENDATION: Our recommendation is that MSDC should give permission

10) 7 Wickham Drive Hurstpierpoint Hassocks West Sussex BN6 9AP. DM/22/3870. Construction of a single storey, flat roof rear extension and garage conversion (amended description 23/12). Lawful Development Certificate.

RECOMMENDATION: No comment

P&E22/23066 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) 1 Plot 1 - 4, The Hub Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/22/2676. Application for approval of reserved matters on Plots 1-4 of landscape, appearance, layout and scale, to provide flexible employment units across use classes B1b, B1c, B2 and B8, with ancillary offices at The Hub, pursuant to permission DM/20/3614. (Amended Plans received on 01/12/2022 showing revised elevational treatments and additional landscaping information).

RECOMMENDATION: We reiterate our previous comments made relative to this site in line with which we support many of the representations made by a neighbour, dated 19th December 2022. We are aware that measures are now being taken by MSDC in respect of "Cruising" on the A2300 and which will hopefully alleviate that particular concern.

We endorse the concerns raised by MSDC, and currently being addressed, e.g. re Unit 3 being unacceptably close to the road, and the ill-fated past screening efforts next to Cuckfield Road. We are aware at first hand that a dense hedge has now been replanted and that more is planned but this landscaping needs to be detailed and closely monitored. The Artists Impression included is idealistic but is presumably what the scene might look like in 15 years' time, and the planting does not appear to bear much resemblance to the master site drawing. Several years have now passed since the original natural screening was destroyed and this aspect is now even further from what was envisaged than before. This specific issue must be resolved in detail as a priority."

2) Little Shepherds Gatehouse Lane Goddards Green Hassocks West Sussex BN6 9LE. DM/22/3655.

Proposal to demolish the existing defective building and replace it with a new, energy efficient detached chalet style house together with attached garage and vehicle parking.

RECOMMENDATION: Our recommendation is that MSDC should give permission

3) Land To West Of Goldcrest Drive Sayers Meadow Sayers Common West Sussex. DM/22/2012. Erection of a 2 storey, 66 bed care home for older people with associated access, car parking and landscaping. (Additional drainage information and plans received 2nd September 2022). (Amended plans received 8th December 2022 showing a revised design and elevation treatments and amendments to parking area).
RECOMMENDATION: The Parish Council reiterates our previous comments – Drainage must be to the north, not south, thus avoiding draining into Reeds Lane Recreation ground. We remain concerned about the unproven travel plan, relating specifically to travel to and from the site. Given the remote/rural location and lack of public transport there will be a revert to use of the car for which we still believe there is inadequate parking provision.

In response to the request from WSCC requiring clarification surrounding the previously proposed footpath link to Reeds Lane, the Parish Council reiterate there is no right of access over to Reeds Lane.

4) Applegarth Halton Shaws Hurstpierpoint Hassocks West Sussex BN6 9QR. DM/22/3749. Proposed rear and part side extension, and part roof extension to the side.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) 18 Meadow View Sayers Common Hassocks West Sussex BN6 9GB. DM/22/3753. Creation of new access and dropped kerb

RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) Opposite 9 Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XT. DM/22/3761. G4, please view tree schedule on plan. Tree Surgery.

RECOMMENDATION: The Parish Council, in principle, supports the application. There are matters of detail currently under discussion with the Project Officer, a meeting is scheduled for 11th January.

7) Hurstpierpoint College, College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/22/3789.

Extension to the existing boarding house to form eight new boarding rooms and associated facilities, including two staff flats and associated alterations.

RECOMMENDATION: Our recommendation is that MSDC should give permission

8) Garden House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/22/3838. Proposed removal of existing rooflight to rear bedroom and formation of new Juliette Balcony with pitched dormer roof.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P&E22/23067 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

a) Garden House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/22/2988. Retrospective application for a new dwelling including minor alterations, reduced ridge height, small increase in eaves height, revised brick gable design and revised landscaping and drainage details.

b) 19 Berrylands Farm Sayers Common Hassocks West Sussex BN6 9XH. DM/22/3186. The change of use from garage to a reception room with internal door access to the main house. Infill of existing garage front door opening with brickwork and casement window all founded on a new concrete footing. Infilling of the entrance brickwall enclosure with a closed porchway with glazed new front door and window with the reuse of the existing lean-to roof.

c) Three Trees 29 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/22/3073. Enlargement of a window and doors to rear façade and all associated works.

d) 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. (landscaping shown on elevations received 22/11)

e) The Manor House 3 Albert Silsby Place Hurstpierpoint Hassocks West Sussex BN6 9YG. DM/22/2745. Change of use of land from agricultural to residential and provision of a native soft landscaping scheme. (Corrected Landscape and Visual Appraisal received 13.09.2022) (Amended plan received 18.11.2022)

- f) 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.
- g) 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)
- h) 156 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TD. DM/22/3553. Horse Chestnut – fell.
- i) 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%
- j) Hampton Lodge 2 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/22/3579. Oak – Fell
- k) 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
- l) Land To The North Of Lyndon Reeds Lane Sayers Common West Sussex. DM/22/0640. Hybrid application consisting of: a) Full application for 36 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. **(H&SC PC recommended refusal)**
- m) 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.
- n) 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
- m) 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.

(2) Refused: The Committee noted refusals by MSDC:

- a) Oak Cottage Chalkers Lane Hurstpierpoint Hassocks West Sussex BN6 9LP. DM/22/3043. Retrospective erection of a 1.8m fence. **(H&SC PC recommended approval)**

(3) Withdrawn: The Committee noted withdrawn applications:

- a) 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.

(4) Appeals: The Committee noted planning appeals:

- a) Pook Barn Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. AP/22/0010. Retrospective application for demolition of barn and erection of a four bedroom dwelling.

There being no other business the meeting closed at 8.31pm
