MINUTES of the meeting of the **Planning & Environment Committee**, held on Thursday 30th March 2023 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

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

Also present: Helen Valler, Assistant Clerk

P&E22/23086 Apologies for Absence: Apologies of absence were received and accepted from: Cllr Julia Shorrocks

P&E22/23087 Declarations of Interest: There were no declarations of interest.

P&E22/23088 Minutes of the Planning Committee meeting held on 2nd March 2023: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 2nd March 2023.

P&E22/23089 Matters arising from the meeting of the Planning Committee held on 2nd March 2023: There were no matters arising.

P&E22/23090 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. Two members of the public present.

P&E22/23091 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) 105 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/23/0559. Proposed side window and rear french doors.
RECOMMENDATION: Our recommendation is that MSDC should give permission

2) 7 South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/23/0636. Removal of existing chimney stack, replacement of 3 No rooflights to the main roof and re-tiling all pitched roof areas with slate tiles.
RECOMMENDATION: After discussion and having noted the Conservation Officer comments, the decision was made to recommend permission is granted.

P&E22/23092 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) Land Adjacent To Oak Tree St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QU. DM/23/0519. Construction of a new single storey two-bedroom dwelling (C3 use class) with a detached bin and bike store and associated hard and soft landscaping works.
RECOMMENDATION: Concerns had previously been raised regarding the exact position of the southern boundary of the property and the effect on the proposed adjacent cycle path. Subject to clarification of this the committee would recommend that permission be granted.

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2) Flat 4 Old Mill House Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/23/0525. Proposed conservatory to be built on front balcony.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) Site Of Disused Sewerage Works Cuckfield Road Hurstpierpoint West Sussex. DM/23/0528. The installation of a 25 metre high slimline lattice tower supporting 6 no. antenna apertures and 4 no. 600mm transmission dishes, the installation of 6 no. equipment cabinets, a 3 metre high security fence and ancillary development thereto.
RECOMMENDATION: Our recommendation is that MSDC should give permission

4) Hautboyes New Way Lane Hurstpierpoint West Sussex BN6 9BD. SDNP/23/00836/LDE. Use of land as residential garden.
RECOMMENDATION: Our recommendation is that SDNP should give permission

5) Fourwinds College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/23/0618. Variation of condition 2 of planning application DM/22/2973 - For the list of Plans Referred to in Consideration of this Application, to which Condition 2 relates, to be amended to include: 004 Proposed Floor Plans Rev E, 005 Proposed Elevations Rev H
RECOMMENDATION: Our recommendation is that MSDC should give permission

6) 119 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RS. DM/23/0608. Demolition of garage and erection of 2 storey side extension.
RECOMMENDATION: Our recommendation is that MSDC should give permission

7) 43 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/23/0338. First floor side extension over garage, replace conservatory with two storey rear extension with elevational alterations (Corrected and amended plans received 27 February and 2 March 2023)
RECOMMENDATION: Our recommendation is that MSDC should give permission

P&E22/23093 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).
(1) Granted: The Committee noted permissions granted by MSDC:
a) Ladymead Mews Albourne Road Hurstpierpoint West Sussex. DM/23/0108. T001 Sycamore - raise canopy by removing 6 lowest branches and thin by 20%. T002 Sycamore - crown lift by removing 6 low branches, overall crown reduce by 2 metres, sever ivy at base of tree. T003 Sycamore - pollard to previous pollard points. T004 English Yew - overall crown reduce by 1.5 metre. T005 Common Beech - remove 2 small internal branches at approx 4m from ground level.
b) 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. (Amended elevation received on 03.02.2023 to change materials)
c) Knowles Tooth Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EZ. DM/23/0580. Non material amendment to planning application DM/16/2681 for the inclusion of the approved drawings into a condition.
d) 7 Wickham Drive Hurstpierpoint Hassocks West Sussex BN6 9AP. DM/23/0341. Construction of a single storey, flat roof rear extension and garage conversion.
e) 113 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/22/3798. Proposed Change of Use to a micro brewery / tap room with a proposed extraction fan to the north elevation. Window to be blocked up in the store room to the rear.
f) 38 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/23/0403. T1 Magnolia Grandiflora - reduce crown by 1 metre.

(2) Refused: The Committee noted refusals by MSDC:
a) The Cottage South Lane Hurstpierpoint Hassocks West Sussex BN6 9YD. DM/22/2982. Two-storey side extension (Tree Report received 09.01.2023). (**H&SC PC recommended permission**)
b) 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

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Statement received on 17.10.2022. Design and Access Statement received on 31.10.2022. Additional information on elevational treatment and solar installation received on 11.12.2022. Amended front elevation omitting solar panels. Received 19.01.2023. (**H&SC PC recommended permission**)
c) 27 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AB. DM/23/0162. Two storey side extension to the north, re-building of garage structure to south. Rear single storey extension with roof terrace over. Loft conversion with dormer roof. (**H&SC PC recommended permission**)

(3) Withdrawn: The Committee noted withdrawn applications:
a) Danny Lodge New Way Lane Hurstpierpoint West Sussex BN6 9BA. SDNP/23/00043/HOUS. Demolition of 3 outbuildings. Replacement of a single sustainable outbuilding.

(4) Appeals: The Committee noted planning appeals:
a) 9 Marchants Road Hurstpierpoint Hassocks West Sussex BN6 9UP. AP/22/0041. 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. (**Appeal Dismissed**)

There being no other business the meeting closed at 7.53pm

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