

Dear Councillor,

Committee Members are summoned to attend the **MEETING** of the **Planning & Environment Committee** to be held on **Tuesday 2nd May 2023 at 7.30pm**, in the Conference Room, Village Centre, Trinity Road, Hurstpierpoint. Members of the public have a right to and are invited, to attend the meeting.

Sarah Groom, Clerk to the Council

25th April 2023

Committee Membership: Cllr Julia Shorrocks (Chair), Cllr Tony Lank (Vice-Chair), Cllr David Evans, Cllr John Lowman, Cllr Michael Avery, Cllr Martin Machan, Cllr Bob Sampson, Cllr Allan Brown, Cllr Helen Bedford, (two vacancies).

AGENDA

- 1. Apologies for Absence:** To receive and accept apologies for absence.
 - 2. Declarations of Interest:** To note any declarations of interest
 - 3. Minutes of the Planning & Environment Committee held on 30th March 2023:** To receive and accept the minutes.
 - 4. Matters arising from the Meeting of the Planning & Environment Committee held on 30th March 2023:** There were no matters arising.
 - 5. Adjournment for questions from the public:** The Committee is to consider whether to adjourn the Meeting in accordance with Standing Orders, in order to receive questions from members of the public.
 - 6. Planning applications delegated to Committee Chair and Vice-Chair in accordance with Minute P17/048:** (The decisions of the Chair and Vice-Chair will be reported to the meeting.) The Committee is asked to note:
 - 6.1 2 Hurst Gardens Hurstpierpoint Hassocks West Sussex BN6 9ST. DM/23/0859.** Single storey side extension and porch extension with new pitch roof over.
 - 6.2 21 Weald Close Hurstpierpoint Hassocks West Sussex BN6 9SR. DM/23/0857.** Single storey rear extension and new sliding doors with internal alterations.
 - 6.3 2 Hannington Place Hurstpierpoint Hassocks West Sussex BN6 9XY. DM/23/0376.** Single-storey rear extension and pergola, conversion of garage to habitable accommodation and associated changes to the front elevation with new window and raised parapet above (Amended description and amended plans received 17 April 2023)
 - 7. Planning applications - Committee decision:** The Committee is asked to consider the following and make RECOMMENDATIONS to the Planning authority:
 - 7.1 Moonshine Meadow Land West Of Cuckfield Road Ansty West Sussex. DM/22/3864.** Proposed construction of three chalet bungalow style detached dwellings with detached/ attached oak framed carports with associated parking.
 - 7.2 The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/23/0722.** Change of use of The Stables from holiday let to dwelling house.
 - 7.3 The Old House Mill Lane Sayers Common Hassocks West Sussex BN6 9HL. DM/23/0786.** Proposed unfenced equestrian training area.
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7.4 Garden House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/23/0271. Proposed rear two storey extension, including reduction in height of 1no window to front elevation to 1.05m, addition of partial vertical plain tile hanging to front and rear elevation and addition of ground floor window to north elevation. Amended plans received 24.03.2023 and 28.03.2023 showing changes to design and form of rear extension, additional dormer window to front roof slope and proposed replacement roof tiles.

7.5 Barn and Stables Wolstonbury Farm New Way Lane Hurstpierpoint West Sussex. SDNP/23/01283/FUL. Conversion of buildings to single dwelling and associated work.

7.6 Chestnut Barn Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EZ. DM/23/0831. Variation of condition 13 to application DM/16/2681 for amendments relating to roof detailing, details of openings such as doors and windows, numbers of windows and a flue, to Plot 3.

7.7 The Meadows Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/23/0891. Single-storey porch extension.

7.8 Flat 5 Eastern House 27 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/23/0301. (Amended Plans received 31.03.2023) One new roof light to the west elevation.

7.9 148 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/23/0880. Two storey front extension, two storey rear extension and new porch.

7.10 Bridgers Farm Langton Lane, Hassocks, BN6 9HA. WSCC/013/23. Variation of condition 2 to allow the continuing of processing and recycling of waste and final restoration of the site until December 2024.

7.11 Furlong House Pitt Lane Hurstpierpoint Hassocks West Sussex BN6 9QA. DM/23/0969. The erection of a single detached dwelling together with driveway and associated hard and soft landscaping works.

7.12 Willowbrook Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/23/0746. Proposed conversion of hay barn to create 1 no. one bedroom single storey dwelling (with two proposed parking spaces)

7.13 123 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RS. DM/23/1001. Variation of condition 2 of application DM/22/1979 (St Lukes Roman Catholic Church) - for alterations to approved plans.

7.14 Site Of The Former Old Police Station Jobs Lane Sayers Common West Sussex BN6 9HE. DM/23/1014. Demolition of existing former police building and the erection of new building to form new Class E Office Unit.

7.15 The Farmers Stores Gatehouse Lane Goddards Green West Sussex BN6 9LE. DM/23/1051. Proposed mixed used commercial park including a wellness centre Class E(d) and 19 units for Class E(g), B2 or B8 uses

8. Licensing Applications - The Committee is asked to consider the following and make RECOMMENDATIONS to the Licensing authority:

8.1 Duke of York London Road Sayers Common Hassocks West Sussex BN6 9HY. LI/23/0511. Minor Variation-Premises Licence. To remove outdated restrictive licence condition – 2 - No children (under 18 years) allowed on premises after 18:00 hours unless attending private functions. This should be removed as The Duke of York is a family-friendly pub. Food service runs until 20:30 in winter and 21:00 in summer.

8.2 Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. LI/23/0537. Minor Variation-Premises Licence. Update premises licence plan to reflect current premises layout.

9. MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

9.1 Granted: to note permissions granted by MSDC:

- a) 132 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/23/0757. Install upvc to window instead of bricking it up (the southern-most window on the kitchen (west) wall). Increase the height of the sliding doors to 2350mm high.
- b) 85 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AE. DM/23/0471. T1 Liquid Ambar - reduce crown by 1 metre. T1 Holm Oak - reduce crown by 1 metre.
- c) Church High Street Hurstpierpoint Hassocks West Sussex BN6 9TS. DM/23/0254. 3 x Lime Trees – Fell. **(H&SC PC recommended refusal)**
- d) Hornsdene Farm House Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/23/0396. Discharge of planning condition numbers 4 and 5 relating to planning application DM/22/0534. (Discharge of condition 5 only)
- e) St Georges Millennium Garden Trinity Road Hurstpierpoint West Sussex. DM/23/0084. Holm Oak tree (T28) - Crown Reduction by 1.5m to 2m.
- f) 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.
- g) 119 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RS. DM/23/0608. Demolition of garage and erection of 2 storey side extension.

9.2 Refused: to note refusals by MSDC:

- a) The Meadows Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/23/0305. Proposed detached single storey Home Office ancillary to 'The Meadows'.
- b) Feathers Of Hurstpierpoint 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/23/0216. Division of existing ground floor shop to form ground floor shop to the front and a one-bedroom flat to the rear, including a small extension/porch to side elevation.
- c) 3 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/0492 Two storey rear extension with first floor Juliette balcony, single storey rear extension, front porch and part garage conversion into a habitable room. (Amended description agreed 20.03.2023). **(H&SC PC recommended approval)**

9.3 Withdrawn: to note withdrawn applications:

- a) Little Park Farm Marchants Close Hurstpierpoint West Sussex. DM/23/0189. Removal of Condition 14 of planning application DM/22/0204 relating to The Meadows (Unit C).

9.4 Appeals: to note planning appeals:

- a) Little Park Farm Marchants Close Hurstpierpoint West Sussex. DM/23/0189. Removal of Condition 14 of planning application DM/22/0204 relating to The Meadows (Unit C).

The role of the Planning Committee in planning decisions:

1. The Planning Authority is Mid Sussex District Council or South Downs National Park Authority who have the final decision on whether planning permissions are granted or refused.
2. The Parish Council is a Statutory Consultee, which means that MSDC or SDNPA must ask for its opinion and take it into account, but not necessarily follow its recommendation. (The Planning Authority can grant permission against the wishes of the Parish Council.)
3. The Parish Council has delegated its decision-making to the Planning Committee, which is authorised to express the Council's view.
4. The Committee should take account of local planning policies, as detailed in the MSDC Local Plan (2004), Neighbourhood Plan PARISH 2031 and the Mid Sussex Design Guide 2020. It can also take guidance from the Parish Council's Design Statement.
5. Members of the public attending Committee meetings are given the opportunity to speak on matters on the agenda but should follow the procedures set down in the Council's Standing Orders.

Protocol for filming and recording at public meetings: The Council has a protocol for public filming, recording and photography at its meetings, which is available on the Council's website or on request at the Parish Office.
