MINUTES of the meeting of the **Planning & Environment Committee**, held on Tuesday 2nd May 2023 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:
Cllr Julia Shorrocks – part (Chair)
Cllr Tony Lank (Vice-Chair)
Cllr David Evans
Cllr Helen Bedford
Cllr John Lowman
Cllr Bob Sampson

Also present: Helen Valler, Assistant Clerk
Malcolm Llewellyn, Chairman to the Council

P&E22/23094 Apologies for Absence: Apologies of absence were received and accepted from: Cllr Martin Machan & Cllr Allan Brown.

P&E22/23095 Declarations of Interest:
Cllr John Lowman declared a personal interest – DM/23/0969
Cllr Helen Bedford declared a personal interest – DM/23/0831
Cllr Malcolm Llewellyn declared a personal interest – DM/23/0301

P&E22/23096 Minutes of the Planning Committee meeting held on 30th March 2023: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee AGREED the Planning & Environment Committee minutes of 30th March 2023.

P&E22/23097 Matters arising from the meeting of the Planning Committee held on 30th March 2023: There were no matters arising.

P&E22/23098 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. One member of the public present.

P&E22/23099 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) 2 Hurst Gardens Hurstpierpoint Hassocks West Sussex BN6 9ST. DM/23/0859. Single storey side extension and porch extension with new pitch roof over.
RECOMMENDATION: Our recommendation is that MSDC should give permission

2) 21 Weald Close Hurstpierpoint Hassocks West Sussex BN6 9SR. DM/23/0857. Single storey rear extension and new sliding doors with internal alterations.
RECOMMENDATION: Our recommendation is that MSDC should give permission

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)
RECOMMENDATION: No further comment

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P&E22/23100 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

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**.**
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. It is over development of the site. There is no clear plan/solution in place for foul water drainage. The designs are not in keeping with the surrounding properties. Flooding issues have not been addressed. The application is contrary to:
DP15 – New homes in the countryside
DP41 – Flood risk and drainage
DP26 – Character & Design
DP12 – Protection and Enhancement of the countryside

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.
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. It is detrimental to the rural nature of the site.
The application is contrary to:
DP15 – New homes in the countryside
DP12 – Protection and Enhancement of the countryside.
Hurst Neighbourhood plan C1 – Conserving and enhancing character.
Hurst Neighbourhood plan C3 – Countryside Policy.
Countryside aim 1 - Quiet Lanes

3) The Old House Mill Lane Sayers Common Hassocks West Sussex BN6 9HL. DM/23/0786. Proposed unfenced equestrian training area.
RECOMMENDATION: Our recommendation is that MSDC should give permission**.**

4) 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.
RECOMMENDATION: No further comment although we again point out to MSDC that there have been an excessive number of changes and applications resulting in material alterations to the original approved dwelling.

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.
RECOMMENDATION: Our recommendation is that SDNP should give permission

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.
RECOMMENDATION: Our recommendation is that MSDC should give permission

7) The Meadows Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/23/0891. Single-storey porch extension.
RECOMMENDATION: We supported a previous application which was subsequently turned down as being contrary to DP34. In the circumstances we do not feel able to support any application which would create an increase in the footprint of this building.

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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.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

9) 148 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/23/0880. Two storey front extension, two storey rear extension and new porch.
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. It is over development of the site. Out of keeping with surrounding properties. The two-storey front extension sits significantly beyond the building line.

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
RECOMMENDATION: Our recommendation is that WSCC should give permission.

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.
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. Whilst we have no objections to the proposed property itself, we have concerns around West Furlong Lane and Pitt Lane not being suitable for construction traffic. There are concerns around a construction management plan, which cannot be compiled without the full engagement of the owners of both Pitt Lane & West Furlong Lane.

Cllr Julia Shorrocks left the meeting at 8.30pm – Cllr Tony Lank now Chair.

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)
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The application doesn't qualify under Class Q as a barn conversion, the existing structure is too small to be a barn, so a full rebuild would be required. DP12 – Protection and Enhancement of the countryside.

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.
RECOMMENDATION: No further comment**.**

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.
RECOMMENDATION: Noted.

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. Member of the public spoke in support.
RECOMMENDATION: Our recommendation is that MSDC should give permission, subject to a sufficient and robust screening scheme being in place. Deliveries are informed of the appropriate access route via A2300 not via Cuckfield Road south of Gatehouse Lane.

P&E22/23101 Licensing Applications - The Committee considered the following and made 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.
RECOMMENDATION: Our recommendation is that MSDC Licensing should give permission.

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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.
RECOMMENDATION: Our recommendation is that MSDC Licensing should give permission**.**

P&E22/23102 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).
(1) Granted: The Committee noted 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.

(2) Refused: The Committee noted 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/23/0492Two 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**)

(3) Withdrawn: The Committee noted 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).

(4) Appeals: The Committee noted 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). (Included in appeals in error)

There being no other business the meeting closed at 8.56pm

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