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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

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

Committee Members present:
Cllr Julia Shorrocks (Chair)
Cllr Helen Bedford (Vice-Chair)
Cllr Bob Sampson
Cllr David Evans

Also present: Helen Valler, Assistant Clerk

P23/24033 Apologies for Absence: Cllr Lindsay Thompson, Cllr Mark Froud, Cllr Susan Dyke.

P23/24034 Declarations of Interest:
Cllr David Evans declared a personal interest: DM/23/2071 West Town Farm.

P23/24035 Minutes of the Planning Committee meeting held on 4th September 2023: The committee reviewed the minutes, and it was:
RESOLVED: That the Committee AGREED the Planning Committee minutes of 4th September 2023.

P23/24036 Matters arising from the Meeting of the Planning Committee held on 4th September 2023: There were no matters arising.

P23/24037 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.

P23/24038 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) Wych House Halton Shaws Hurstpierpoint Hassocks West Sussex BN6 9QR. DM/23/2403. Copper Beech - reduce crown by 2 meters. Hazel - reduce branches overhanging drive and steps in Halton Shaws by 2 meters. Holly - reduce crown by 1 meter. Lift up overhanging branches by 1 meter. Aborvitae (Pine) - reduce branches overhanging drive and steps in Halton Shaws by 2 meters. Trees in a Conservation Area.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) Shepherds Cottage Stuccles Farm Twineham Lane Sayers Common Hassocks West Sussex BN6 9JF. DM/23/2437. Existing barn used for domestic ancillary use. Building works carried out to facilitate continued domestic ancillary use. Repairs and maintenance to oak structure, render and brickwork. Introduction of windows, doors, floor and services to make the domestic ancillary use thermally viable. Lawful Development Certificate – Existing.
RECOMMENDATION: The committee query whether this application falls under the legal description of a Lawful Development Certificate.

3) 14 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/2462. Conversion of garage and installation of new hobby room. Lawful Development Certificate.
RECOMMENDATION: No comment.

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P23/24039 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) West Town Farm Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9JN. DM/23/2071. Change of use from agricultural field to a dog exercise field.
RECOMMENDATION: Our recommendation is that MSDC should give permission

2) 43 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/23/1302. Sub-divide the existing dwelling provide into 2 semi-detached residential dwellings (Amended plans received 14 July 2023 showing parking spaces and access) (Corrected plans received 14 August 2023) (Amended plans received 4 and 5 September 2023
RECOMMENDATION: The committee reiterate all our previous concerns/comments around this application. We submit the following additional comments:

- The committee are concerned that several objectors have received letters from the developer and as a result some responses are now becoming personal.
- The committee wish to bring to MSDC attention several points raised in the Southern Water consultation response:

1. The developer must consult with and gain permission from Southern Water over building close to the public sewer **before** any development commences.
2. Potential flooding issues need to be addressed before the development commences.
3. It is clearly stated that details of the foul sewerage & surface water disposal must be submitted to Southern Water and approved, again **before** the development commences.

3) Whistlers Abberton Field Hurstpierpoint Hassocks West Sussex BN6 9QD. DM/23/2297. Replace existing pool house, construction of new extensions with associated internal alterations, installation of new rooflights and PV/Solar Panels, replace existing concrete tile roof with clay tile, re-configure existing hard landscaping and a new boundary fence.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) 34 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG. DM/23/2348. Change of use from the existing part-Class C3 and part-Class E to the proposed Class E, and replacement shopfront.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) 27 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AB. DM/23/2407. Two storey side extension. Rear single storey extension. Loft conversion with dormer roof.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) 62 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP. DM/23/2011. Installation of new external wall and window to existing carport and garden store. Change of use from a carport / garden store to a working from home office and annex. (Amended description, amended plans and additional information received 18.09.2023)
RECOMMENDATION: Our recommendation is that MSDC should give permission.

7) Old Danworth Cottage Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LN. DM/23/1790. Proposed two storey extension. Re-validated due to submission of the Heritage Statement.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

P23/24040 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).
(1) Granted: The Committee noted permissions granted by MSDC:
a) 148 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/23/1885. Part single storey part two storey rear extension. (**H&SC PC recommended refusal**)
b) Garden House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/23/1745. Proposed works to increase the height of the roof together with dormer windows to front and rear elevations and a two-storey extension to the rear. (**H&SC PC recommended refusal**)
c) 31 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/23/1725. Box Elder - reduce height and lateral branches by 1.5 - 2m back to previous cut points and remove epicormic growth on main trunk.
d) Danny Lodge New Way Lane Hurstpierpoint West Sussex BN6 9BA. SDNP/23/02923/HOUS. Outbuilding (demolish 2 existing outbuildings). (**Permission granted by SDNP. H&SC PC recommended refusal**)

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e) The Old Ride High Hatch Lane Hurstpierpoint Hassocks West Sussex BN6 9LH. DM/23/1873. Proposed garden shed.
f) 5 St Lawrence Way Hurstpierpoint Hassocks West Sussex BN6 9SH. DM/23/1917. Single storey side extension and new rooflights (amended proposed plans received 23/08). (**H&SC PC recommended refusal)**
g) Park Cottage Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UL. DM/23/2000. T1 and T2 Cherry - Crown reduction by 1m.
h) High Wickham 63 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/23/1976. Sycamore - reduce by 6m but leave the main trunk (3m in height). Lime – pollard.
i) Campions West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/23/2061. T1 Malus - remove branches overhanging house roof T2 Magnolia - to crown thin by 25% (height to remain the same).

(2) Refused: The Committee noted refusals by MSDC:
a) 20 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/1894. Two storey front extension, single storey rear extension, new dormer, and garage to side.
b) Flat 4 Old Mill House Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/23/0525. Proposed conservatory to be built on front balcony. Amended plans received 21.07.2023 showing revised design to first floor extension. Amended location plan received 26.07.2023. (**H&SC PC recommended permission**)

(3) Withdrawn: The Committee noted withdrawn applications:
a) Oaklands Park Farm High Hatch Lane Hurstpierpoint Hassocks West Sussex BN6 9LH. DM/23/1986. Conversion and extension of barn to create four-bedroom dwelling.

(4) Appeals: The Committee noted planning appeals:
No notifications received.

There being no other business the meeting closed at 8.25pm

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