



Hurstpierpoint & Sayers Common Parish Council
Email: office@hurstpierpoint-pc.gov.uk
Website: www.hurstpierpoint-pc.gov.uk
Telephone: 01273 833264

Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

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

Committee Members present:

Cllr Julia Shorrocks (Chair)

Cllr Lindsay Thompson

Cllr Helen Bedford (Vice-Chair)

Cllr David Evans

Cllr Mark Froud

Also present: Helen Valler, Assistant Clerk

P23/24041 Apologies for Absence: Michael Avery, Sarah Baldey, Bob Sampson, Susan Dyke.

P23/24042 Declarations of Interest: Cllr Shorrocks declared a personal interest in 7.7, DM/23/2553 3 Layton Fields Close.

P23/24043 Minutes of the Planning Committee meeting held on 2nd October 2023: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 2nd October 2023.

P23/24044 Matters arising from the Meeting of the Planning Committee held on 2nd October 2023: There were no matters arising.

P23/24045 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.

P23/24046 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) Trinity Court Brown Twins Road Hurstpierpoint West Sussex. DM/23/2532. Oak (T1) - reduce crown by 2m, raise crown to 4m due to excessive shading. Tree Surgery.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) 166 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/23/2531. Oak (T1) - removal of declining branches on northeast side back to stem / sound wood - reduce remainder of crown by 2m. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) Carys West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/23/2530. T1 Magnolia - reduce crown by 1m and remove primary limb on north side. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) Fairhaven Abberton Field Hurstpierpoint Hassocks West Sussex BN6 9QD. DM/23/2549. T1 Lawson's Cypress x 3 - Fell. T2 Oak - Raise base of canopy by 1m and remove lowest branch extending south west over access road. Reduce canopy height by 8m and reduce canopy bulges next to house and in south and westerly directions by up to 3m. T3 Silver Birch - Reduce canopy height by up to 8m and reduce longest side branches by up to 3m. G1 Ash x 4 - Fell. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) Stanhope 123 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/23/2557. Bay (T1) - pollard at approx 2m. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) 55 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/23/2590. T1 Ash - Fell. T2 Oak - Thin by 30%, reduce crown sides by 1m and from the top 1.5m. Trees in a Conservation Area.

RECOMMENDATION: The committee would like to refer the application to the Tree Officer, there is no reason given for felling the Ash tree.

7) 152 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TD. DM/23/2667. HP Birch Tree (T1) - Reduce crown by 1 metre. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

8) 122 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/23/2666. Oak (T1) reduce crown by 2m. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

9) 11 Park Cottages Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UW. DM/23/2664. Cherry (T1) – fell. Trees in a Conservation Area.

RECOMMENDATION: The committee would like to refer the application to the Tree Officer, there is no reason given for felling the tree.

10) 54 And 56 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AH. DM/23/2672. Proposed joint porch.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P23/24047 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) Pickhams Cottage Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. DM/22/3857. Conversion and extension of existing barn to form a residential dwelling with swimming pool (amended plans received 19/09/2023 and 25/09/2023)

RECOMMENDATION: Our recommendation is that MSDC should give permission. The Committee are pleased to see the development of a brownfield site.

2) Garden House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/23/2474. Variation of condition nos 2 and 3 of planning application DM/23/1745 - To change the materials from Heritage Clay tiles to slate tiles.

RECOMMENDATION: The committee would like the application referred to the Conservation Officer. We don't believe it should be so easy to remove conditions that are present for a reason.

3) Northbrooks Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/23/2503. Demolition of 2 No. outbuildings and replacement garage outbuilding.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) Freeman Brothers 126 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/23/2432. Rear ground, first and second floor extensions with enlarged rear dormer window. Change of use on first and second floors (to change Class E -Commercial, Business and Service to Class C3 Dwelling house. New re-surfacing to rear enclosed service yard and provision of new parking spaces + waste storage.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) Little Lower Ease Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/23/2506. Conversion of disused barn to a three-bedroom residential dwelling within existing garden and expanded parking area.

RECOMMENDATION: Our recommendation is that MSDC should give permission. The Committee are pleased to see a brownfield site being utilised. The conversion is sympathetic to the surroundings and enhances the natural characteristics of the existing dwelling.

6) Little Lower Ease Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/23/2507. Conversion of disused barn to a three-bedroom residential dwelling within existing garden and expanded parking area. Listed Building Consent.

RECOMMENDATION: Our recommendation is that MSDC should give permission. The Committee are pleased to see a brownfield site being utilised. The conversion is sympathetic to the surroundings and enhances the natural characteristics of the existing dwelling.

7) 3 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH. DM/23/2553. Erection of timber building in the rear garden of the property and provision of door at front of existing car port to create a garage. Cllr Shorrocks declared a personal interest.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

8) The Manor House 3 Albert Silsby Place Hurstpierpoint Hassocks West Sussex BN6 9YG. DM/23/2505.

Construction of a hard porous surface tennis court with a 2.75-metre-high chain link fencing surround.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

9) Little Pakyns Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/23/2480. Proposed demolition of existing extensions and replacement of a new single storey extension, including internal and external alterations.

RECOMMENDATION: The committee would like the application referred to the Conservation Officer. Whilst there are no objections in principle to an extension, the committee have the following concerns:

- DP35 Conservation Areas
- DP12 Protection and Enhancement of Countryside
- DP26 Character & Design
- Hurst C1 Conserving and enhancing character.
- The flat roof design is not in keeping with the rest of the property.

10) Plots 1-4 The Hub Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/23/2684. Two types (A&B) of non-illuminated totems. There will be a total of 8 totems across the site at vehicular and pedestrian entrances. Advertisement Application.

RECOMMENDATION: The committee don't wish to make a recommendation. The totems are unattractive & totally out of keeping with local area. Too large, colour is not appropriate and should be toned down.

11) 138 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/23/2670. First floor extension

RECOMMENDATION: Our recommendation is that MSDC should give permission.

12) Hickstead Ltd All England Jumping Course London Road Sayers Common Hassocks West Sussex BN6 9NS.

DM/23/1813. Development of three barns to contain permanent loose boxes for competitors, a storage barn for hay and fodder with associated work. Application re-validated due to the addition of the Heritage Statement.

RECOMMENDATION: No further comment.

13) Former Police Office Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UL. DM/23/2702. The alteration, extension, and adaptation of existing single storey redundant police office unit to form proposed detached two storey two-bedroom dwelling with off road parking for a single vehicle.

RECOMMENDATION: Our recommendation is that MSDC should give permission. The committee are pleased to see the development of a brownfield site. It is recommended that two off road car parking spaces should be provided. Hurst H5 - House designs and the layouts and densities shall respond to the village character of the area.

P23/24048 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

a) Gaybrook High Hatch Lane Hurstpierpoint Hassocks West Sussex BN6 9LH. DM/23/2003. Proposed rear dormer loft conversion.

b) 48 Kemps Hurstpierpoint Hassocks West Sussex BN6 9UE. DM/23/2134. Variation of condition No: 1 of planning application DM/21/2027 - to enable the substitution of plans to amend plan ref: 03 proposed elevations to be replaced with plan ref: 03A proposed elevations.

c) Whistlers Abberton Field Hurstpierpoint Hassocks West Sussex BN6 9QD. DM/23/2124. Conifer (T1) - Fell. Sycamore (T2 and T3) - Reduce canopy height by up to 10m and reduce branches overhanging by approx 2m away from roof. Sycamore (T4) - Remove branch at fence level to avoid interference with fruit trees and hedge line. Blue Spruce (T5) - Raise canopy by approximately 2m. Group of Sycamore and Holly (G1) - Reduce branches overhanging garden back to hedge line for health of hedge, shrubs, and lawn. Group of Sycamore and Ash (G2) - Remove 4 lowest branches.

d) 119 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/23/2168. Variegated Thuja (T1) – fell.

e) 2 Beards Folly Cottages New Way Lane Hurstpierpoint West Sussex BN6 9BD. SDNP/23/00357/FUL. Conversion of stable block to a one-bedroom holiday accommodation unit. (Permission granted by SDNP). **H&SC PC recommended refusal.**

d) 140 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/23/2166. Proposed side extension to replace existing conservatory and internal alterations.

e) Oldways West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/23/2177. 1 x Tulip Tree - T1 - To prune by 3 metres to prevent more limbs from snapping out. 2 x Apple Trees - T2 and T3 - To re-reduce by 1.5 metres.

f) 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.

g) 14 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/2462. Conversion of garage and installation of new hobby room.

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

a) Little Park Farm Marchants Close Hurstpierpoint West Sussex. DM/23/2001. Removal of Condition No:14 of planning permission DM/22/0204.

b) 43 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/23/2320. Non-Material Amendment to DM/23/0338, for the reconfiguring of internal walls, repositioning internal staircase, repositioning kitchen.

c) 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).

(3) Withdrawn: The Committee noted withdrawn applications:

No notifications received.

(4) Appeals: The Committee noted planning appeals:

No notifications received.

P23/24048 Draft Budget 2024/25 for F,G&E: To review and assess the Committee's budget requirements for 2024/25 and submit the detail to the Finance, Governance & Estates Committee on 7th December 2023.

RESOLVED: The Committee AGREED the Planning Committee will not require its own budget for 2024/25. They would recommend that the Finance, Governance & Estates committee consider increasing the Professional Support budget for 2024/25.

There being no other business the meeting closed at 8.35pm

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