



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

Dear Councillor,

Committee Members are summoned to attend the **MEETING** of the **Planning Committee** to be held on **Monday 4th December 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

28th November 2023

Committee Membership: Cllr Julia Shorrocks (Chair), Cllr David Evans, Cllr Michael Avery, Cllr Bob Sampson, Cllr Helen Bedford (Vice-Chair) Cllr Lindsay Thompson, Cllr Mark Froud, Cllr Susan Dyke, Cllr Sarah Baldey.

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 Committee held on 30th October 2023:** To receive and accept the minutes
- 4. Matters arising from the Meeting of the Planning Committee held on 30th October 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 20 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/2943.** New dormer to rear, plus new garage. Lawful Development Certificate.
 - 6.2 136 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/23/2986.** T1 Tupelo - dismantle and remove. T2 Species unknown, dismantle and remove. Trees in a Conservation Area.
 - 6.3 High Wickham 63 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD. DM/23/2875.** T1 Lime - Pollard to previous points. T2 Sycamore - Cut back branches overhanging fence by 2m. T3 Magnolia - Cut back branches overhanging fence by 1m and clear entanglement with power cables. T4, T5 Plum and Unknown - Cut back branches overhanging fence by 1.5m. Trees in a Conservation Area.
 - 6.4 43 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AU. DM/23/2824.** Removal of existing conservatory. Erection of new walls, installation of window/doors and roof
- 7. Planning applications - Committee decision:** The Committee is asked to consider the following and make RECOMMENDATIONS to the Planning authority:
 - 7.1 White Oaks London Road Sayers Common Hassocks West Sussex BN6 9HT. DM/23/2758.** Application for change of use of rear outbuilding approved under DM/21/0283 for annexe and holiday short let accommodation. (amended ground floor received 31/10)

7.2 Gatehouse Farm Gatehouse Lane Goddards Green Hassocks West Sussex BN6 9LE. DM/23/2794. Construction of five detached dwellings with associated landscaping.

7.3 The Old Bakery 35A Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RW. DM/23/2567. Installation of 7 solar panels on roof facing private road at side of property.

7.4 185 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/23/2834. Proposed rear and side pitched roof extension, raise the eaves at first floor with flat roof over.

7.5 185 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/23/2833. Proposed loft conversion. Lawful Development Certificate.

7.6 71 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AE. DM/23/2766. Rear dormer, extension and internal alterations.

7.7 Tennis Courts And Hut South Avenue Hurstpierpoint West Sussex. DM/23/2846. Proposed variation of condition 3 of planning application 14/01793/FUL to allow the use of the tennis court floodlights on Saturdays and Sundays from 0800hrs until 2100hrs (in addition to the existing permitted hours of Monday to Friday from 0800hrs until 2100hrs plus a maximum of five days per calendar year when the floodlights may be used until 2200hrs) (Amended description 15.11.2023). (See letter attached from Tennis Club)

7.8 Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/2861. Proposed installation of roof mounted microgeneration solar photovoltaic on the following buildings: Workshop Building, Estates Office Building, Outdoor Pursuits Building, Climbing Wall Building and Drama and Dance Studio Building.

7.9 Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/2862. Proposed installation of roof mounted microgeneration solar photovoltaic on the following buildings: Workshop Building, Estates Office Building, Outdoor Pursuits Building, Climbing Wall Building and Drama and Dance Studio Building. Prior Notification Solar Panels on a Non-Domestic Building.

7.10 Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/2848. Temporary permission for a four year period for structures including a 30 x 50m dining and sports hall, a 15 x 10m gym, a 15 x 10m golf simulator, and four containers related to transportation operations.

7.11 Old Danworth Cottage Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LN. DM/23/1790. Proposed two storey extension. Amended plans received 17.11.2023 showing amended roof form and chimney addition on extension.

7.12 Streams Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/23/2942. Two bay garage, hard-surfacing and revised residential garden curtilage associated with barn.

7.13 Streams Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/23/2959. Variation of conditions No's : 2, 3 and 4 of Planning Permission DM/22/2422 - to allow for changes in design of replacement dwelling, material finishes and associated landscaping.

7.14 Woodland Opposite 9 Brown Twins Road Hurstpierpoint West Sussex. DM/23/2963. G4 Mixed Woodland - Fell and grind stumps to ground level a 4-meter-wide band of trees through the woodland to enable installation of a 3-meter-wide shared path. G4 Sycamore - Fell and grind stump to ground level.

7.15 Hurstpierpoint Cricket Club Fairfield Recreation Ground Cuckfield Road Hurstpierpoint West Sussex BN6 9SD. DM/23/2960. Proposal to lay a patio at the front of the existing pavilion building, with a small path running down the side of the building to the storeroom.

7.16 Plot 1 - 4, The Hub Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/23/2996. Variation of condition 5 relating to planning application DM/22/2676 to amend the list of approved planning drawings to reflect the as-built development. Removal/Variation of Condition.

7.17 48 Kemps Hurstpierpoint Hassocks West Sussex BN6 9UE. DM/23/2847. Proposed variation to condition 1 of planning application DM/21/2027 to replace the drawings 02 and 03A with 02A and 03B. Removal/Variation of Condition.

7.18 13 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RP. DM/23/3001. Erection of first floor rear extension.

7.19 82 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RZ. DM/23/2806. Proposed loft conversion with rear dormer, rear extension and outbuilding.

7.20 174 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/23/2977. Replacing a grass verge with hardstanding to improve access into the driveway of a house.

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

8.1 Granted: to note permissions granted by MSDC:

- a) 14 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/2462. Conversion of garage and installation of new hobby room.
 - b) Wych House Halton Shaws Hurstpierpoint Hassocks West Sussex BN6 9QR. DM/23/2403. Copper Beech - reduce crown by 2 metres. Hazel - reduce branches overhanging drive and steps in Halton Shaws by 2 metres. Holly - reduce crown by 1 metre. Lift up overhanging branches by 1 metre. Aborvitae (Pine) - reduce branches overhanging drive and steps in Halton Shaws by 2 metres.
 - c) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/1220. Installation of mezzanine floor and extension to form entrance with associated minor alterations.
 - d) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/1219. Installation of mezzanine floor and extension to form entrance with associated minor alterations. Listed Building Consent.
 - e) 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.
 - f) 166 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/23/2531. Oak (T1) - removal of declining branches on north east side back to stem / sound wood - reduce remainder of crown by 2m.
 - g) 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.
 - h) 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.
 - i) Northbrooks Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/23/2503. Demolition of 2 No. outbuildings and replacement garage outbuilding.
 - j) 46 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/23/1847. Proposed garden room.
 - k) 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.
 - l) 35 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/23/2175. T1 and T2 Ash - sectional dismantle by 8m.
 - m) 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.
 - n) Stanhope 123 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/23/2557. Bay (T1) - pollard at approx 2m.
 - o) 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.
 - p) Samuel Orr Fine Clocks 36 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG. DM/23/0920. Replacement of existing shop front on a like for like basis. (Further information supplied 14.08.2023, 17.08.2023, 09.11.2023, 10.11.2023, 13.11.2023, 14.11.2023 and 17.11.2023)
 - q) 54 And 56 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AH. DM/23/2672. Proposed joint porch.
 - r) 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. (Amended description, amended plans and additional information received 18.09.2023)
 - s) 11 Park Cottages Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UW. DM/23/2664. Cherry (T1) – fell.
-

t) 152 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TD. DM/23/2667. HP Birch Tree (T1) - Reduce crown by 1 metre.

u) 122 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/23/2666. Oak (T1) reduce crown by 2m.

8.2 Refused: to note refusals by MSDC:

a) 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) (Planning and Design and Access Statement added 7 June 2023) (Corrected plans received 13 June 2023)

8.3 Withdrawn: to note withdrawn applications:

a) 46 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/23/1843. Internal alterations and revised fenestration. Listed Building Consent.

8.4 Appeals: to note planning appeals:

a) Hautboyes, New Way Lane, Hurstpierpoint, West Sussex, BN6 9BD. SDNP/23/00836/LDE. Use of land as residential garden. (Appeal submitted to SDNP)

b) Feathers Of Hurstpierpoint 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. AP/23/0058. 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.

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

a) Hop Tub Brewing Ltd 113 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. LI/23/1774. Pavement Licence (See below for additional application that the Committee are unable to submit comments for)

10. Planning Enforcement - The committee is asked to consider the following updates regarding Planning Enforcement and discuss whether any further action is required:

10.1 145 High Street - *I have reviewed the file for 145 High Street and note that there is agreement from Members to proceed with a prosecution. I visited the site last week and saw that compliance remains outstanding. My next step on this is to send a letter under caution to the owners of the building to notify them that we will now be referring this matter to Legal to instigate prosecution proceedings. This letter will be issued this week, and I will then start looking to prepare statements for this.*

10.2 18 The Grange – *an Enforcement Notice has been issued but has been appealed by the recipient. We are awaiting the outcome of the appeal and until such time as the appeal is determined the requirements of the Notice remain in abeyance.*

10.3 43 Wilderness Road - *An Enforcement Notice was served on the owner of the property last week (w/c 30.10.23), which will require the demolition of the unauthorised development or else making amendments to ensure it complies with the extant permission for a two storey side extension. The Notice will also require the removal of the hardstanding to the front of the property. The failure to comply with an Enforcement Notice is an offence which can result in a prosecution and fine being imposed. I understand that the owner has appealed against the Enforcement Notice and publicity for the appeal will be undertaken once the appeal is validated by the Planning Inspectorate.*

10.4 Alders Farm - *Site meeting organised with the owner in early December. If compliance remains outstanding, the matter will be reported to the Planning Committee at the beginning of next year with a view to instigating prosecution proceedings.*

11. Information Item:

Licensing Application. The committee is asked to note the following Licensing Application:

Hop Tub Brewing Ltd, 113 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. LI/23/1627. Minor Variation-Premises Licence. A minor application to consolidate three conditions relating to under 18's attending the premises which were confusing into one clear condition that under 18's have to be accompanied by a responsible adult. The amendment was agreed with the Police.

Due to strict time limits for the submission of comments/representations, the consultation period for this matter closed on 17th November 2023.

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.
