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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 4th December 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 Mark Froud
Cllr Sarah Baldey

Cllr Lindsay Thompson
Cllr David Evans
Cllr Susan Dyke
Cllr Michael Avery

Also present: Helen Valler, Assistant Clerk
Malcolm Llewellyn, Chairman

P23/24050 Apologies for Absence: Apologies were received and accepted from Cllr Bob Sampson.

P23/24051 Declarations of Interest: As the Parish Council are the landlord the Committee declared an interest in 7.7 DM/23/2846.

P23/24052 Minutes of the Planning Committee meeting held on 30th October 2023: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 30th October 2023.

P23/24053 Matters arising from the Meeting of the Planning Committee held on 30th October 2023: There were no matters arising.

P23/24054 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.

P23/24055 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) 20 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/2943. New dormer to rear, plus new garage. Lawful Development Certificate.

RECOMMENDATION: No comment around the application. The committee recognise this proposal is more appropriate than the previous refused application.

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.

RECOMMENDATION: Due to the species of 'T2' being unknown, the committee would like to refer this application to the Tree Officer.

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.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

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

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P23/24056 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

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)

RECOMMENDATION: Our recommendation is that MSDC should give permission, with a condition that the building is 'tied' to the main house and cannot ever be sold off separately.

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

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. This development is outside the urban area. There is no proven need for this type of housing. It is not in keeping with the surrounding area, not in the local plan. The traffic movement estimates stated in the Transport Statement are underestimated. Gatehouse Lane is a designated quiet rural lane.

DP26 Character & Design

DP14 Sustainable Rural Development

DP15 New Homes in the Countryside

Hurst H1 – Housing developments which meet the future needs and enhance the existing settlement will be supported.

Hurst H2 – Hurstpierpoint allocated sites.

Hurst H5 – Development Principles.

Hurst H6 – Housing sites infrastructure and environmental impacts.

Hurst H7 – Affordable housing.

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.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

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.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) 185 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/23/2833. Proposed loft conversion. Lawful Development Certificate.

RECOMMENDATION: No comment.

6) 71 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AE. DM/23/2766. Rear dormer, extension, and internal alterations.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

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)

RECOMMENDATION: Whilst the Parish Council is the landlord for this site, it has not been involved in the submission of this application, we were notified of the applicant's intent as per conditions contained in the lease. In reviewing this application, we have taken into consideration the representations received and the community benefit/impact, the committee conclude on balance that they recommend MSDC should give permission.

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.
RECOMMENDATION: Our recommendation is that MSDC should give permission, subject to Conservation Officer approval, as the application sites are within the curtilage of listed buildings.

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.
RECOMMENDATION: Our recommendation is that MSDC should give permission subject to Conservation Officer approval.

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.
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The structures are not in keeping and are overwhelming to the surrounding area. Light and noise pollution impact. The structures have already been there for three years (two of these without permission), if this application is approved they will be 'in situ' for a total of 7 years, which cannot be defined as 'temporary'.

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

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

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

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

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

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.
RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The committee wish to reiterate our previous statements surrounding this site. There is a lack of signage to encourage vehicles existing the site to turn right to the A2300 not left into Hurstpierpoint village, creating a hazard at the junction with Gatehouse Lane to the south of the site. Lack of screening, and planting of native species to replace the lost hedgerows and trees, the planting that has taken place has not been maintained effectively.

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.

RECOMMENDATION: No further comment.

18) 13 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RP. DM/23/3001. Erection of first floor rear extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission, subject to Conservation Officer support.

19) 82 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RZ. DM/23/2806. Proposed loft conversion with rear dormer, rear extension and outbuilding.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. It is overdevelopment of the site and will create a material change to the streetscene. Sufficient carparking will need to be provided for the air B&B rental. Any approved development should be 'tied' to the main house, not able to be sold off separately.

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.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The loss of this well established hedge and grass verge will create a material change to the street scene. The property is located on the corner of a busy junction.

P23/24057 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

(1) Granted: The Committee noted 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.
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- 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.

(2) Refused: The Committee noted 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)

(3) Withdrawn: The Committee noted withdrawn applications:

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

(4) Appeals: The Committee noted 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.

P23/24058 Licencing Applications - The Committee considered the following and made a RECOMMENDATION to the Licencing authority:

- 1) 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)

RECOMMENDATION: The committee noted the application, as the consultation period expired on 1st December.

P23/24059 Planning Enforcement - The committee considered the following updates regarding Planning Enforcement and discussed further action:

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.*

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.*

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.*

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.*

RESOLVED: The committee discussed the Enforcement action for each location and agreed to fully support and encourage MSDC to pursue action when and where appropriate.

P23/24060 Information Item:

Licensing Application. The committee noted 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.

There being no other business the meeting closed at 9.21pm

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