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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 8th January 2024 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Julia Shorrocks (Chair)

Cllr Mark Froud

Cllr Lindsay Thompson

Cllr Susan Dyke

Cllr Michael Avery

Cllr Bob Sampson

Also present: Helen Valler, Assistant Clerk

P23/24061 Apologies for Absence: Apologies were received and accepted from Cllr Sarah Baldey, Cllr Helen Bedford, Cllr David Evans.

P23/24062 Declarations of Interest: There were no declarations of interest.

P23/24063 Minutes of the Planning Committee meeting held on 4th December 2023: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 4th December 2023.

P23/24064 Matters arising from the Meeting of the Planning Committee held on 4th December 2023: There were no matters arising.

P23/24065 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.

P23/24066 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) 6 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RU. DM/23/3023. (T1) Holmoak- raise crown up to 4m and reduce Overhanging branches to property at the rear up to 2m back to boundary. (T2) Holmoaks, multi stemmed trees alongside same boundary - raise crown up to 4m and reduce overhanging branches to property at rear by up to 2m. Trees in a Conservation Area.

RECOMMENDATION: Decision already made on 3rd January.

2) Land Behind 33 And 35 Nursery Close Hurstpierpoint West Sussex. DM/23/3091. T1 Ash tree - remove lowest branches back to stem and reduce overhanging growth back to previous points (approx 1-1.5m). T2 Ash tree - reduce back to previous points 1-1.5 m.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) 103 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AE. DM/23/3140. Construction of rear extension as replacement for existing conservatory, to same footprint.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) 3 Packham Cottages Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SG. DM/23/3226. A single storey extension to replace an existing conservatory.

RECOMMENDATION: Our recommendation is that MSDC should give permission, provided the proposed extension doesn't result in the loss of garden amenity space.

P23/24067 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/3065. Replacement of "Goods In" and Covered Cycle Storage Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission. The Committee support the improvement of the structure. It is recommended that more of the original flint wall should be retained, and the wood cladding kept to a minimum to protect the character of the original listed building and the setting in the Conservation Area.

2) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/3066. Replacement of "Goods In" and Covered Cycle Storage Area. Listed Building Consent.

RECOMMENDATION: No comment

3) Garden Cottage New Way Lane Hurstpierpoint Hassocks West Sussex BN6 9BB. SDNP/23/04451/HOUS.

Replacement of existing garage/provision of hard standing associated with existing greenhouse/timber summer room.

RECOMMENDATION: Our recommendation is that SDNP should give permission.

4) 17 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/23/3124. Replacement window to second floor South elevation.

RECOMMENDATION: Our recommendation is that MSDC should give permission

5) 17 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/23/3125. Replacement window to second floor South elevation. Listed Building Consent.

RECOMMENDATION: No comment.

6) 6 Applegarth Halton Shaws Hurstpierpoint Hassocks West Sussex BN6 9QR. DM/23/3120. Proposed rear and side extension, roof and first floor extension to the southern side, dormer windows above the existing integral garage and existing windows following consent under application DM/23/1325. Addition of rooflight to front elevation, window added in utility room, and facias/soffits to be grey.

RECOMMENDATION: Our recommendation is that MSDC should give permission

7) 20 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/23/3128. Proposed first floor extension to the front elevation, single storey rear extension and garage to side.

RECOMMENDATION: Further to our previous comments, the Committee support the improved plans. There are still some concerns surrounding loss of privacy and light. The proposed front elevation is out of keeping with the existing street scene.

8) 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 (Corrected location plan received 19 December 2023).

RECOMMENDATION: Our recommendation is that MSDC should give permission

9) Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EE. DM/23/3121. The installation of a new shareable 26.2m mast, including a base station, 2.4m high palisade fencing, 6no. operator cabinets, 4no. dishes, 24no. antennas, 1no. meter cabinet, ancillary development thereto and proposed access track.

RECOMMENDATION: The Committee support this application and recommend that MSDC should give permission. They remind MSDC of the various Enforcement Investigations ongoing for the site. Due to the proximity of the site to South Downs National Park boundary the Committee would welcome their comments on the application.

10) Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West. DM/23/3182. Reserved matters application pursuant to outline application DM/21/3279, to consider access, appearance, landscaping, layout and scale with respect to the provision of a Centre for Community Sport with ancillary facilities at land west of Burgess Hill between the A273 and Gatehouse Lane, Burgess Hill, West Sussex designated for the Centre for Outdoor Sport.

RECOMMENDATION: The committee support the application in principle. There is a lack of diversity of activities, an insufficient number of different sporting activities will benefit from the facility and use of the pitches. The site is located within Hurstpierpoint & Sayers Common Parish area. While many of the potential users might live within Burgess Hill, it was erroneous for the Hurstpierpoint and Sayers Common Parish Council/Councillors to have been excluded from the initial early phase of the planning/consultation. This is an issue that the Council will be taking up separately with MSDC. Provision should be made to ensure there is a safe cycle route to the facility from Hurstpierpoint.

Resolved: The committee recommend to Council that a letter is drafted to MSDC Planning to highlight the lack consultation during early planning stages of the Centre for Community Sport.

11) 11 46 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/23/3203. Internal alterations and revised fenestration including new bi-fold doors. Listed Building Consent.

RECOMMENDATION: No comment.

P23/24068 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 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.
 - b) Plots 1-4 The Hub Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/23/2684. Two types (A and B) of non-illuminated totems. There will be a total of 8 totems across the site at vehicular and pedestrian entrances.
 - c) 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 (Supporting plan received 17.10.2023)
 - d) 138 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/23/2670. First floor extension.
 - e) 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. (Further information submitted 31.10.2023, 09.11.2023, 10.11.2023, 13.11.2023, 14.11.2023, 17.11.2023, 29.11.2023 and 07.12.2023)
 - f) 185 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/23/2833. Proposed loft conversion.
 - g) 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.
 - h) 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.
 - i) 136 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/23/2986. T1 Tupelo - dismantle and remove. T2 Maple, dismantle and remove.
 - j) 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.
 - k) 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.
 - l) 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.
 - m) 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.
 - n) 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 (Amended Plans 30/11/2023).
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- o) Little Pakyns Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/23/2031. Proposed demolition of existing extensions and replacement of a new single storey extension, including internal and external alterations. (Amended Plans 30/11/2023). Listed Building Consent.
- p) Redroofs Halton Shaws Hurstpierpoint Hassocks West Sussex BN6 9QR. DM/23/3080. Maple tree - cut back epicormic growth to previous growth points approximately 2-3 metres.

(2) Refused: The Committee noted refusals by MSDC:
No notifications received.

(3) Withdrawn: The Committee noted withdrawn applications:

- a) Plot 1 - 4, The Hub Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/23/2871. Non Material Amendment to planning application DM/22/2676 - Non Material Amendment is required to regularise elements of the proposed development following detailed design development, infrastructure changes and to meet occupier requirements.
- b) 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)
- c) 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.

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

There being no other business the meeting closed at 8.30pm