



Hurstpierpoint & Sayers Common Parish Council
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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 March 2024 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 Lindsay Thompson
Cllr Mark Froud
Cllr Sarah Baldey

Cllr Susan Dyke
Cllr Michael Avery
Cllr Barry Forster
Cllr David Evans

Also present: Helen Valler, Assistant Clerk

Cllr Barry Forster & Cllr Sarah Baldey attended the meeting remotely on Teams.

P23/24077 Apologies for Absence: Apologies were received and accepted from Cllr Bob Sampson

P23/24078 Declarations of Interest: There were no declarations of interest.

P23/24079 Election of 2nd Vice-Chair: It was **RESOLVED** that Cllr Mark Froud would become 2nd Vice-Chair.

P23/24080 Minutes of the Planning Committee meeting held on 29th January 2024: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 29th January 2024.

P23/24081 Matters arising from the Meeting of the Planning Committee held on 29th January 2024: There were no matters arising.

P23/24082 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.

P23/24083 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) Norfolk House 75 High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/24/0201. Yew Tree (T1) - Crown reduce by 2 metres Yew Tree - (T2). Crown reduce by 1- 2 metres. Trees in a Conservation Area.

RECOMMENDATION: Decision notice already issued

2) 88 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/0255. Crab apple (T1) - reduce crown by 0.5m. Rowan (T2) - reduce crown by 0.5m. Hawthorn (T3) - reduce crown by 0.5m. Trees in a Conservation Area.

RECOMMENDATION: Decision notice already issued

3) 24 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/23/3201. Proposed new single storey double detached garage to the front of the property.

RECOMMENDATION: The committee support the comments submitted by the Tree Officer.

4) 7 St Lawrence Way Hurstpierpoint Hassocks West Sussex BN6 9SH. DM/24/0236. Proposed single storey rear and side extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) 86 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/0256. Goat willow (T1) - coppice at 2'. Trees in a Conservation Area.

RECOMMENDATION: Decision notice already issued.

6) 32 Goldcrest Drive Sayers Common Hassocks West Sussex BN6 9EH. DM/23/3096. Proposed up - and - over garage door on existing car port.

RECOMMENDATION: Our recommendation is that MSDC should give permission

7) 1 Packham Gardens Hurstpierpoint Hassocks West Sussex BN6 9YU. DM/24/0280. Proposed single storey extension to rear of existing detached garage incorporating rear-facing pitched roof, bi-folding doors to side face and replacement doors to front face.

RECOMMENDATION: The committee note there is a legal objection, this needs to be reviewed before a decision is issued.

8) Delfor House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/24/0369. T1 Sliver Birch - reduce height by 3-4 metres and reduce radial growth 2-3 metres. Trees in a Conservation Area.

RECOMMENDATION: Hurstpierpoint & Sayers Common Parish Council cannot make a comment due to there being no available attachment showing the location of the trees.

9) 111 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/24/0475. Apple (T1,T2 & T3) – fell. Trees in a Conservation Area.

RECOMMENDATION: The committee refer the application back to the Tree Officer, there is no reason given for the felling of the trees.

10) 100 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/0476. Oak (T1) reduce crown by up to 2m no further than previous pruning points. Trees in a Conservation Area.

RECOMMENDATION: Our recommendation is that MSDC should give permission

P23/24084 Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) The Old Farmhouse Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/24/0104. Replace gates, gate posts and fence. Replace 1 x window. Listed Building Consent.

RECOMMENDATION: No comment.

2) Maltings Farm Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9JZ. DM/24/0013. Retrospective application for the creation of a new walled garden.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. Whilst the need for security and privacy is recognised the wall is one metre too tall. We object to retrospective applications.

3) 17 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/23/3124. Replacement window to second floor, south elevation and re-roofing the building, with associated works (Revised description agreed 11.01.2024. Revised plans and information received 23.01.2024, 24.01.2024 and 26.01.2024)

RECOMMENDATION: Decision notice already issued.

4) 17 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/23/3125. Replacement window to second floor, south elevation and re-roofing the building, with associated works (Revised description agreed 11.01.2024. Revised plans and information received 23.01.2024, 24.01.2024 and 26.01.2024). Listed Building Consent.

RECOMMENDATION: Decision notice already issued.

5) Lapwings 131A High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/0213. Replace the existing poor quality conservatory with a single storey extension to the same footprint, alter fenestration, install roof lights

and solar panels, form an external bike store to the driveway, reconfigure garden wall, re-tile the existing roof, replace the existing pergola and remove the external stair.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) The Farmers Stores Gatehouse Lane Goddards Green West Sussex BN6 9LE. DM/24/0318. Variation of Condition 2 relating to planning reference DM/23/1051. (Letter attached in relation to Condition 2).

RECOMMENDATION: Our recommendation is that MSDC should give permission.

7) Willowbrook Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/24/0328. Provision of sand school with fencing.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

8) 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 (Amended plans/documents received regarding noise, pavilion elevations, fencing, drainage and landscaping).

RECOMMENDATION: The committee are pleased to see the additional access point/cycle path from the south west corner of the centre now showing on the plans. We would still like to see an increase in the diversity of sports available.

9) 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. (Amended plans and planning statement 12/02/2024).

RECOMMENDATION: No further comment.

10) Danny Lodge New Way Lane Hurstpierpoint West Sussex BN6 9BA. SDNP/24/00593/HOUS. Demolition of 2 buildings at the end of their life. Replacement with a single sustainable building using regenerative design principles.

RECOMMENDATION: Our recommendation is that SDNP should give permission.

11) 123 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/0399. Retrospective application for minor external changes to approval ref: DM/17/3782.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

12) The Cottage Southbrooks Farm Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/24/0361. Proposed linked porch to Southbrooks Farm, 'The Cottage and The Old Barn.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P23/24085 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

a) 82 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RZ. DM/23/2806. Proposed loft conversion with rear dormer, rear extension and outbuilding. **(H&SC PC recommended refusal)**

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

c) 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.

d) 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.

e) 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 store room (Corrected location plan received 19 December 2023).

- f) 46 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/23/3203. Internal alterations and revised fenestration including new bi-fold doors.
- g) 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. (Amended plans received 06.12.2023).
- h) 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. (Amended plans received 06.12.2023). Listed Building Consent.
- i) 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.
- j) 34 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA. DM/24/0167. Pear Tree - Reduce Crown by 2 metres.
- K) 17 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/23/3124. Replacement window to second floor, south elevation and re-roofing the building, with associated works (Revised description agreed 11.01.2024. Revised plans and information received 23.01.2024, 24.01.2024 and 26.01.2024).
- l) 17 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/23/3125. Replacement window to second floor, south elevation and re-roofing the building, with associated works (Revised description agreed 11.01.2024. Revised plans and information received 23.01.2024, 24.01.2024 and 26.01.2024). Listed Building Consent.
- m) 39 Orchard Way Hurstpierpoint Hassocks West Sussex BN6 9UB. DM/24/0217. Remove existing conservatory and replace with kitchen diner garden room extension.

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

- a) Flints 11 Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XT. DM/24/0037. 2 Yew Trees - Fell. **(H&SC PC recommended approval).**

(3) Withdrawn: The Committee noted withdrawn applications:

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

(4) Appeals: The Committee noted planning appeals:

- a) 43 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. AP/24/0013. 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).
- b) 43 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. AP/24/0012. Appeal against without planning permission, the construction of a two storey semi-detached dwellinghouse and creation of a hardstanding on the Land.
- c) 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. **(Appeal Dismissed). The Committee agreed that MSDC would be contacted to enquire whether any Enforcement action is required.**

P23/23086 Planning Applications:

1. Tree Applications - It is proposed that all future tree applications will go into an 'Information items section'. The Committee will no longer submit comments to MSDC, unless a member of the committee wishes to.

RESOLVED: The committee agreed that with immediate effect all tree applications would be placed in an 'Information items section'.

2. Sections 6 and 7 – All applications to go into one item, to be discussed by the full committee. Where time allows, these will be prioritised by level of significance/contention.

RESOLVED: The committee agreed that with immediate effect all applications would be placed in one section for discussion by the full committee.

P23/24087 Street Naming – The committee agreed that this request should go out to the Sayers Common Village Society and residents of the village for their suggestions.

There being no other business the meeting closed at 8.55pm.

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