



Hurstpierpoint & Sayers Common Parish Council
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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 March 2024 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

27th February 2024

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, Cllr Barry Forster.

AGENDA

- 1. Apologies for Absence:** To receive and accept apologies for absence.
- 2. Declarations of Interest:** To note any declarations of interest.
- 3. Election of 2nd Vice Chair:** The committee is asked to approve the election of Cllr Mark Froud to be an additional Vice-Chair.
- 4. Minutes of the Planning Committee held on 29th January 2024:** To receive and accept the minutes.
- 5. Matters arising from the Meeting of the Planning Committee held on 29th January 2024:** There were no matters arising.
- 6. 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.
- 7. Planning applications delegated to Committee Chair and Vice-Chair in accordance with Minute P18/079:** (The decisions of the Chair and Vice-Chair will be reported to the meeting.) The Committee is asked to note:
 - 7.1 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.
 - 7.2 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.
 - 7.3 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.
 - 7.4 7 St Lawrence Way Hurstpierpoint Hassocks West Sussex BN6 9SH. DM/24/0236.** Proposed single storey rear and side extension.
 - 7.5 86 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/0256.** Goat willow (T1) - coppice at 2'. Trees in a Conservation Area.

7.6 32 Goldcrest Drive Sayers Common Hassocks West Sussex BN6 9EH. DM/23/3096. Proposed up - and - over garage door on existing car port.

7.7 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.

7.8 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.

7.9 111 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/24/0475. Apple (T1,T2 & T3) – fell. Trees in a Conservation Area.

7.10 100 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.

8. Planning applications - Committee decision: The Committee is asked to consider the following and make RECOMMENDATIONS to the Planning authority:

8.1 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.

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

8.3 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)

8.4 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.

8.5 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.

8.6 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).

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

8.8 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).

8.9 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).

8.10 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.

8.11 123 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU.DM/24/0399. Retrospective application for minor external changes to approval ref: DM/17/3782.

8.12 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.

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

9.1 Granted: to note 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.

9.2 Refused: to note 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).**

9.3 Withdrawn: to note 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.

9.4 Appeals: to note 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)**

10. Planning Applications – The committee is asked to discuss the following proposed amendments to the Planning Agenda format:

10.1 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.

10.2 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.

11. Street Naming – Elivia Homes have contacted the Parish Council to request our input choosing three street names for approved development DM/22/0640 – Land To The North Of Lyndon Reeds Lane Sayers Common West Sussex. They also invite our suggestions for a marketing name for the development.

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.
