



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 8th April 2024 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Julia Shorrocks (Chair)	Cllr Sarah Baldey
Cllr Helen Bedford (Vice Chair)	Cllr Michael Avery
Cllr Lindsay Thompson	Cllr Barry Forster
Cllr Mark Froud (Vice Chair)	Cllr David Evans
Cllr Bob Sampson	

Also present: Helen Valler, Assistant Clerk

Cllr Barry Forster attended the meeting remotely on Teams.

P23/24088 Apologies for Absence: Apologies were received and accepted from:
Cllr Susan Dyke.

P23/24089 Declarations of Interest: The following declarations of interest were made:
Cllr Julia Shorrocks – 8 Orchard Way DM/24/0465
Planning Committee Members – Tennis Courts and Hut DM/24/0770

P23/24090 Minutes of the Planning Committee meeting held on 4th March 2024: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee AGREED the Planning Committee minutes of 4th March 2024.

P23/24091 Matters arising from the Meeting of the Planning Committee held on 4th March 2024: There were no matters arising.

P23/24092 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.

P23/24093 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) 5 Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SE. DM/24/0628. Demolition of existing garage and storage structure, construction of single storey East, North and West extension, reconstruction of existing hipped roof to form first floor reconfigured roof with gable ends to convert the loft space to habitable use as a single bedroom. New north boundary with close boarded fencing and removal of existing hedging. New property entrance to be repositioned on East elevation.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) 29 St Lawrence Way Hurstpierpoint Hassocks West Sussex BN6 9SH. DM/24/0651. Proposed single storey rear extension and internal alterations to include large kitchen/family room, utility room and bathrooms.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

- 3) Gatehouse Farm Gatehouse Lane Goddards Green Hassocks West Sussex BN6 9LE. DM/23/2794.** Construction of five detached dwellings with associated landscaping. AMENDED PLANS received 4th March 2024 showing a 2.5-metre-high acoustic fence along the eastern and part northern boundary and the submission of a Noise Report.
RECOMMENDATION: The committee reiterate our previous objections to this development:
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.
The inclusion of a 2.5-metre-high fence will further negatively impact biodiversity and local wildlife corridors. If MSDC are minded to approve the application we remind them that the development is in Hurstpierpoint & Sayers Common Parish so any S106 contributions should be allocated to this Parish.
- 4) Flinthurst Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/24/0754.** Proposed outbuilding to form equipment store, home gym/garden room.
RECOMMENDATION: Our recommendation is that MSDC should give permission.
- 5) Garden Cottage New Way Lane Hurstpierpoint Hassocks West Sussex BN6 9BB. SDNP/24/01035/CND.** Removal or Variation of Condition 3 of Planning Application SDNP/17/03992/HOUS.
RECOMMENDATION: Our recommendation is that SDNP should refuse the application. The condition should be left in place, so that SDNP have control over any changes that are not in keeping with local design and colour.
- 6) Land East of Brighton Road Newtimber West Sussex. SDNP/24/01009/APNB.** Erection of a steel framed agricultural building. Agricultural Prior Notification Building.
RECOMMENDATION: Our recommendation is that SDNP should give permission. The plans are incomplete/poor quality though, it is difficult to tell what the finished design will resemble. The design should be sympathetic to the setting in the National Park.
- 7) 21 Weald Close Hurstpierpoint Hassocks West Sussex BN6 9SR. DM/24/0693.** Variation of condition no. 2 relating to planning application DM/23/0857 - to revise plans to provide the omission of windows, addition of a window and a change in the internal layout.
RECOMMENDATION: Our recommendation is that MSDC should give permission.
- 8) The Old Farmhouse Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/24/0691.** Replacement of 2 gates, gate posts and fence.
RECOMMENDATION: Our recommendation is that MSDC should give permission.
- 9) 157 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/24/0702.** Proposed rear roof dormer, bricking up of front entrance and proposed side entrance. Lawful Development Certificate.
RECOMMENDATION: The application should not be considered as permitted development. The large rear dormer is overbearing and out of keeping with the Design Guide.
- 10) 157 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/24/0698.** Proposed ground floor rear and side extension and mini dormer extension to first floor outrigger roof.
RECOMMENDATION: The committee reiterate previous concerns submitted for application DM/24/0134. The design is not in keeping with the look and feel of the semi-detached properties.
- 11) Tennis Courts And Hut South Avenue Hurstpierpoint West Sussex. DM/24/0770.** Proposed resurfacing of the existing 3 no. tennis courts.
RECOMMENDATION: Our recommendation is that MSDC should give permission.
- 12) 8 Orchard Way Hurstpierpoint Hassocks West Sussex BN6 9UB. DM/24/0465.** Proposed loft conversion. Lawful Development Certificate.
RECOMMENDATION: Decision notice issued on 3rd April.
- 13) 3 Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XT. DM/24/0603.** Proposed single storey rear extension.
RECOMMENDATION: Our recommendation is that MSDC should give permission.
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14) 27 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AB. DM/24/0539. Variation of condition No: 2 of planning permission of DM/23/2407 - to amend the plans approved to indicate revised wall set out along the side elevation. ('dog leg' removed).

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P23/24094 Information Items – The committee noted the following Tree Applications:

a) 36 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/24/0579. Purple Sycamore - Fell. Trees in a Conservation Area.

RECOMMENDATION: The committee recommend that the tree is pollarded only, not felled.

b) 35 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/24/0650. Ash Tree (T1) - Sectional Dismantle to Crown break. Tree Surgery.

c) Church View Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UH. DM/24/0744. T1 Cypress - fell to ground. T2 Camelia - crown reduce by 2m. T3 Yew (previously managed) crown reduce by 1.5m. T4 Holly - 4 stems - coppice 3 stems to ground and reduce remaining stem by 3m. T5 Apple - crown reduce by 1.5m. T6 Willow (contorted) Raise crown by 1m. Trees in a Conservation Area.

P23/24095 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

a) 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.

b) 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

c) 86 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/0256. Goat willow (T1) - coppice at 2'

d) 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).

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

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

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

h) 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.

i) 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.

j) 111 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SY. DM/24/0475. Apple (T1,T2 and T3) – fell.

k) 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.

l) Chestnut Barn Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EZ. DM/23/0831. Variation of condition 13 to application DM/16/2681 for amendments relating to roof detailing, details of openings such as doors and windows, numbers of windows and a flue, to Plot 3.

m) Freeman Brothers 126 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/23/2432. Rear ground, first and second floor extensions. 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).

n) Delfor House South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/24/0369. T1 Silver Birch - reduce height by 3-4 metres and reduce radial growth 2-3 metres.

o) Garden Cottage New Way Lane Hurstpierpoint Hassocks West Sussex BN6 9BB. SDNP/24/00168/HOUS. Retrospective application for the enclosure of equipment store attached to barn, with proposed timber cladding to southern elevation. (Permission by SDNP)

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

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

- a) 157 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/24/0134. Proposed ground floor rear and side extension, first floor infill extension, loft conversion and internal renovation.
- b) The Farmers Stores Gatehouse Lane Goddards Green West Sussex BN6 9LE. DM/24/0541. Non Material Amendment to application DM/23/1051 - An amendment to the description of the development to read: 'Proposed mixed use commercial park, including a Wellness Centre Class E(d) and units for Class E(g), B2 or B8 uses.'
- c) Oak Tree St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QU. DM/24/0593. Non Material amendment to DM/23/0519 - changes to fenestrations, changes to internal layout and minor changes to footprint to allow site constraints.

(3) Withdrawn: The Committee noted withdrawn applications:

- a) 3 Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XT. DM/24/0149. Proposed single storey rear extension and the relocation of the existing garage door and window.
- b) Church View Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UH. DM/24/0514. Yew -? Holly - remove 2 small stem an? Camilia - reduce? Small fir -? 2 x dead trees - remove to ground level Apple - reduce leggy growth ·? Dogwood - coppice Quince type - coppice Small shrubs – coppice.
- c) Church View Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UH. DM/24/0583. Yew - trim to make symmetrical. Holly - remove 2 small stem and reduce remainder by 2m. Apple - reduce leggy growth by 1 metre.
- d) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. DM/22/3523. Lawful Development Certificate application for a flat roof dormer extension to the rear of the house with a non-protruding balcony which has sliding doors to the bedroom.

(4) Appeals: The Committee noted planning appeals:

- a) Flat 4 Old Mill House Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9LL. AP/24/0003. Proposed conservatory to be built on front balcony. Amended plans received 21.07.2023 showing revised design to first floor extension. Amended location plan received 26.07.2023. **(Appeal is dismissed)**
- b) 18 The Grange Hurstpierpoint Hassocks West Sussex BN6 9FD. AP/22/0046. Appeal against new dormer window with recessed balcony. **Appeal Allowed and Enforcement Notice is Quashed**

There being no other business the meeting closed at 8.35pm