



Hurstpierpoint & Sayers Common Parish Council
Email: office@hurstpierpoint-pc.gov.uk
Website: www.hurstpierpoint-pc.gov.uk
Telephone: 01273 833264

Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 29th April 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 (Vice Chair)
Cllr Bob Sampson

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

Also present: Helen Valler, Assistant Clerk
Malcolm Llewellyn – Chairman
One member of the public

P23/24096 Apologies for Absence: Apologies were received and accepted from: There were no apologies for absence.

P23/24097 Declarations of Interest: The following declarations of interest were made:

Cllr Michael Avery – DM/24/0755 – non-pecuniary
Cllr Malcolm Llewellyn – DM/24/0838/0839/0867/0868 – non-pecuniary

P23/24098 Minutes of the Planning Committee meeting held on 8th April 2024: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 8th April 2024.

P23/24099 Matters arising from the Meeting of the Planning Committee held on 8th April 2024: There were no matters arising.

P23/24100 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. One member of the public present.

P23/24101 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) Bankyfield 21 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/24/0838. To widen the opening to the boundary wall by 920mm, to allow safer ingress and egress from the driveway onto Hassocks Road. Access into the driveway is currently restricted by a mature and attractive Western Red Cedar tree.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) Bankyfield 21 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/24/0839. To widen the opening to the boundary wall by 920mm, to allow safer ingress and egress from the driveway onto Hassocks Road. Access into the driveway is currently restricted by a mature and attractive Western Red Cedar tree. Listed Building Consent.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) Bankyfield 21 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/24/0867. Alterations and upgrading work to the existing rear extension, conservatory roof and extension to utility room.

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

4) Bankyfield 21 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/24/0868. Alterations and upgrading work to the existing rear extension, conservatory roof and extension to utility room. Listed Building Consent.

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

5) Naldretts Farm Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/18/1860. Change of use of grazing land to a polo pitch with associated works including the formation of a new lagoon, landscaping, and vehicular access via Northend Lane (Amended plans and information submitted on 2 August 2018) (Amended plans and information submitted on 11 October 2018) (Amended plans and information received on 30 June 2020) (Amended access plans and ecology information received 29 April 2021) (Hedgerow Assessment received 1 December 2021 and Preliminary Ecological Assessment received 18 December 2023).

RECOMMENDATION: The committee reiterate their previous comments and continue to recommend that MSDC refuse the application.

- DP12 – Protection and enhancement of the countryside. The development of the polo field will alter the rural feel of the area. The proposal to translocate the ancient and important hedgerow to allow access cannot be undertaken without permanent damage to the biodiversity/ecology of the area.
- DP14 – Sustainable rural development and the rural economy. There is no economic benefit relating to development.
- Considering that the development requires daily HGV deliveries to the site, the committee have concerns over the structural integrity of Cobbs Mill Bridge. A desktop survey does not provide an accurate profile of the condition of the road surface and edging.
- There is insufficient information to confirm that the proposal accords with Policy W8 of the West Sussex Local Plan. West Sussex County Council as Waste Planning Authority objects to this application.
- The committee would like the decision to be made at a Planning Committee meeting rather than at officer level.
- The plans do not show any proposed routing for the HGV's beyond the local site, therefore there is concern this will inevitably lead to vehicles travelling along Cuckfield Road, Hurstpierpoint High Street, Reeds Lane, Sayers Common and other local roads.

6) Maltings Farm Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9JZ. DM/24/0013. Retrospective application for the creation of a new walled garden. (Landscaping and supporting information received 17.04.2024)

RECOMMENDATION: The committee reiterate their previous comments and continue to recommend that MSDC refuse the application. The landscaping and supporting information are not sufficient to mitigate the impact of the wall on movement of wildlife.

7) 2 Hungerfield Cottages Mill Lane Sayers Common Hassocks West Sussex BN6 9HL. DM/24/0786. Variation of condition 2 relating to planning application DM/22/2007 for the replacement of Plan GH266 PL 03.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

8) 1 Lynton Close Hurstpierpoint Hassocks West Sussex BN6 9AN. DM/24/0755. Single storey side extension to create a garage, replacement summer house (previously demolished), new vehicular access from highway.

RECOMMENDATION: Our recommendation is that MSDC should give permission, subject to West Sussex Highways approval of the dropped kerb application.

9) 3 Packham Cottages Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SG. DM/24/0724. Demolish and replace existing conservatory with single storey dining and utility room extension.

RECOMMENDATION: The committee accept the need to improve the existing conservatory, but the design is not in keeping with & does not enhance the surrounding conservation area. There will be loss of outside amenity space.

10) 47 Willow Way Hurstpierpoint Hassocks West Sussex BN6 9TH. DM/24/0759. Proposed single storey extension at rear. Addition of bow window to front elevation. Removal of vertical tile hanging from the existing rear box dormer and replacement with horizontal board cladding.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

11) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/24/0796. Installation of a partition wall and kitchen units.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

12) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/24/0797. Installation of a partition wall and kitchen units. Listed Building Consent.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

13) Former Police Office Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UL. DM/23/2702. The alteration, extension and adaptation of existing single storey redundant police office unit to form proposed detached two storey two-bedroom dwelling with off road parking for a single vehicle. Amended drawings received on 04.04.2024 to revise the south-western corner and omit the proposed parking space.

RECOMMENDATION: The committee reiterate our previous comments, there is no objection to the development of this brownfield site, but provision should be made for two off road car parking spaces.

14) 12 St Georges Place Hurstpierpoint Hassocks West Sussex BN6 9QT. DM/24/0834. Proposed rear single storey extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

15) Littleway West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/24/0792. Front infill extension with new flat roof over, new rooflights, replacement roof, fenestration alterations and new full width zinc clad dormer to the rear with replacement balcony, new parking to front drive.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The need for improvement is recognised but a higher quality design and finish is required, to remain in keeping with the surrounding Conservation area.

16) Oak Tree St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QU. DM/24/0815. Variation of condition 1 in relation to DM/23/0519 - small change in shape due to site constraints relating to a historical right of way that must remain in place following construction.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. From records held it would appear that the existing planned development site fencing does not align with the relevant registered Land Registry Land Parcels, or the designated Highway Boundary. Therefore, the planned development and the proposed change in shape do not align with extant land titles, the public right of way and associated highway boundaries. The result is that an historic public right of way will be further constrained and, if approved, suffer permanent encroachment from the planned development.

17) 2 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/24/0341. Proposed garage conversion to habitable accommodation. Removal of existing chimney and erection of a two-storey side extension. New patio doors to rear elevation. New roof light windows to east and west elevations.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

18) 123 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/0849. Retrospective application for minor external changes to approval ref: DM/17/3785. Listed Building Consent.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P23/24102 Information Items – The committee noted the following Tree Applications:

a) 164 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/24/0837. Black walnut (T1) - remove lowest 2 primary limbs on North side over footpath, reduce crown by 2m. Trees in a Conservation Area.

b) The Wilderness Marchants Close Hurstpierpoint West Sussex. DM/24/0947. T360 Oak - height reduction by 10m.

P23/24103 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) Old Conna Barn Cuckfield Road Goddards Green Hassocks West Sussex BN6 9LQ. DM/24/0314. Discharge of Planning Conditions No's: 4,5,8,9 and 10 relating to DM/22/2538.
- b) 8 Orchard Way Hurstpierpoint Hassocks West Sussex BN6 9UB. DM/24/0465. Proposed loft conversion.
- c) Willowbrook Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/24/0328. Provision of sand school with fencing.
- d) 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, bifolding doors to side face and replacement doors to front face.
- e) 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.
- f) 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.
- g) 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.
- h) 36 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/24/0579. Purple Norway Maple - Fell.
- i) 3 Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XT. DM/24/0603. Proposed single storey rear extension.

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

- a) Moonshine Meadow Land West Of Cuckfield Road Ansty West Sussex. DM/22/3864. Proposed construction of three chalet bungalow style detached dwellings with detached/ attached oak framed carports with associated parking.
- b) 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. Decision by SDNP. (H&SC PC recommended permission).
- c) Land East of Brighton Road Newtimber West Sussex. SDNP/24/01009/APNB. Erection of a steel framed agricultural building. Decision by SDNP. (H&SC PC recommended permission).

(3) Withdrawn: The Committee noted withdrawn applications:
No notifications received.

(4) Appeals: The Committee noted planning appeals:

- a) Little Park Farm Marchants Close Hurstpierpoint West Sussex. AP/24/0002. Removal of Condition No:14 of planning permission DM/22/0204.
- b) 13 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RP. AP/24/0027. Erection of first floor rear extension.

There being no other business the meeting closed at 9.02pm