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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 3rd June 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 Susan Dyke

Cllr Michael Avery

Cllr Barry Forster

Cllr David Evans

Also present: Helen Valler, Assistant Clerk
14 members of the public.

P24/25001 Election of Chair of the Committee. To elect the Chair of the Planning Committee for the ensuing year. It was **RESOLVED** that the Planning Committee elects Cllr Julia Shorrocks as Chair for the ensuing year.

P24/25002 Elect the Vice-Chair(s) of the Committee. To elect the Vice-Chair(s) of the Planning Committee for the ensuing year. It was **RESOLVED** that the Planning Committee elects Cllr Mark Froud and Cllr Helen Bedford to be joint Vice-Chairs for the ensuing year.

P24/25003 Apologies for Absence: Apologies were received and accepted from: Cllr Sarah Baldey

P24/25004 Declarations of Interest: The following declarations of interest were made: There were no declarations of interest.

P24/25005 Minutes of the Planning Committee meeting held on 29th April 2024: The committee reviewed the minutes, and it was:

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

P24/25006 Matters arising from the Meeting of the Planning Committee held on 29th April 2024: There were no matters arising.

P24/25007 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. 14 members of the public present.

P24/25008 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) Pellings Northend Lane Sayers Common Hurstpierpoint BN6 9HL. DM/24/0965. Notification for Prior Approval for a Change of Use of Agricultural building into a Dwelling.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. Though the committee have no objection to an unused building being converted into a dwelling, a full application is necessary to ensure drainage issues are addressed.

2) Brushwood Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/24/0995. Proposed enlargement of lobby to main house, alterations to fenestration of games room annex, changes to materials
RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) Plots 1-4 The Hub Land South Of A2300 Gatehouse Lane Goddards Green West Sussex. DM/24/1006. Two types (A&B) of non-illuminated totems. Four totems have been relocated from their approved position under ref. DM/23/2684 and these are identified as A1, A2, A4 and B2 on the submitted Site Layout Plan. Advertisement Application.

RECOMMENDATION: No comment.

4) 88 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/24/1032. Proposed timber clad garage.

RECOMMENDATION: The committee have no objection and recommend permission is granted, though they are disappointed to see that the development has already commenced, and not been declared on the application form.

5) Land West Of Burgess Hill Between The A273 And A2300 Burgess Hill West Sussex. DM/23/0023. Variation of condition 5 (Approved Plans) relating to Reserved Matters application DM/20/0254, including updates to red line boundary, road design, road infrastructure, attenuation basins and landscaping, and removal of condition 3 (Timetable for Public Art) (Amended plans/documents received an amendment to description).

RECOMMENDATION: No comment.

6) Land At 147 To 149 College Lane Hurstpierpoint West Sussex. DM/24/1139. Erection of 7 detached dwellings with new access from College Lane together with parking, landscaping and associated works. Two members of the public spoke in objection.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. It is contrary to the following:

Hurst C3 - Local Gaps and Preventing Coalescence.

DP13 – Preventing coalescence.

DP15 – Homes in the countryside

DP21 – Transport – From site visits it is evident that there is no sight line along the west of College Lane from the proposed entrance. Therefore, there is a safety risk.

7) Downsview 1 Albert Silsby Place Hurstpierpoint Hassocks West Sussex BN6 9YG. DM/24/1109. Proposed loft conversion.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

8) 174 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SD. DM/24/0122. Part single storey / part two storey rear extension to a semi-detached house (Amended plans received 7 May 2024)

RECOMMENDATION: Our recommendation is that MSDC should give permission.

9) 92 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AJ. DM/24/1131. Proposal to add a first-floor extension to the existing bungalow to create a two storey dwelling. One member of the public spoke in objection.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The application is contrary to:

DP26 - Character & Design

DP29 – Loss of light/overshadowing.

10) 157 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/24/0698. Proposed ground floor rear and side extension. (Amended Plans received 10/05/2024).

RECOMMENDATION: Our recommendation is that MSDC should give permission.

11) Eastlands Farmhouse Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA. DM/24/1138. Demolition of existing farmhouse. Construction of new farmhouse, double garage and pottery studio. Any associated works.

RECOMMENDATION: Our recommendation is that MSDC should give permission. Though the committee are concerned about the mature trees on the site, they don't wish to see them felled.

12) 9 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AB. DM/24/1129. Proposed installation of Heat Pump.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

13) 8 Harvey Close Sayers Common Hassocks West Sussex BN6 9XN. DM/24/1243. Proposed enlarged third bedroom, incorporating velux roof lights to existing front and rear roof slope over existing garage.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

14) 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. Amended drawings omitting first floor side projection received on 23.05.2024.

RECOMMENDATION: The committee reiterate previous comments, although there is no objection to the development of the site, at least one car parking space should be provided. WSCC Parking Demand Calculator generates a need for two parking spaces for a dwelling of this size and location.

P24/25009. Information Items – Tree Applications:

The committee noted the following:

- a) 6 Sunleigh Court Western Road Hurstpierpoint Hassocks West Sussex BN6 9YB. DM/24/1088. T1 Norway Spruce – Fell. Tree Surgery. **Please can a Tree Officer check whether the tree is deceased/dead before granting permission.**
- b) Pigwidgeon Cottage Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/24/1133. (T1) Magnolia located in rear garden of property - reduce entire crown by 2-3m. Trees in a Conservation Area.
- c) 11 Blackthorns Hurstpierpoint Hassocks West Sussex BN6 9TF. DM/24/1176. T4 Birch - fell as close to ground level as possible. Tree Surgery. **The committee are disappointed to see a mature tree felled, during nesting season.**
- d) Spotted Cow Cottage Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/24/1132. (T1) Ash located at rear of property - reduce entire crown by 2-3m. (T2) Magnolia located at front of property - reduce entire crown by approximately 1.5-2m. Trees in a Conservation Area.
- e) 7 Dunlop Close Sayers Common Hassocks West Sussex BN6 9SL. DM/24/1223. T1 - Oak, thin crown by 10%, remove major and diseased wood. Tree Surgery.
- f) Land To R/o 33 - 37 Trinity Road Trinity Road Hurstpierpoint West Sussex. DM/24/0946. T379 Beech - Reduce by approximately 10 metres. T381 Beech - reduce by approximately 10 metres. Tree Surgery.

P24/25010. Street Naming - Sayers Common DM/22/0640. – The committee is asked to agree on one of the following options (three road names are required):

- a) The Old Brick Works, Brickworks Lane, Brick Lane or The Kiln.
- b) Select three road names from the list provided by Sayers Common Village Society (see attached)

RESOLVED: The committee agreed to select the following:

The Old Brickworks
Clay Pit Lane
The Kiln

P24/25011. Mid Sussex Council Local List Review Sept 2024 – As a Statutory Consultee the Parish Council is invited to submit comments on the proposed changes to MSDC Local Validation List – see attached for further information & our proposed comments.

RESOLVED: The committee agreed to submit the following:

- There is no mention (in any of the sections, but particularly the plans and drawings section) about the need to comply with the Neighbourhood Plan and any local Design Statement. Some Parishes have these, and they are part of the legal planning framework that is required to be taken into account in coming to a decision on any planning application.
 - On Page 2-3 it would be helpful if MSDC refused to accept any applications if they did not meet the criteria set out in the Plans and Drawings section. Quite a few applications have missing information that makes coming to an objective and balanced judgement difficult.
 - On Page 2-3 it would be helpful if existing and proposed drawings for significant or additional changes were at the same scale, for comparison purposes. It would also be helpful if they were at the identified scale
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(quite often they say "not to scale"). These should be rejected until redrawn. Being drawn to scale helps with formulating a view and would also benefit planning inspections at site visits during construction.

- Recently, the number of applications to fell trees has increased. It would be useful to ask the reason for tree felling on the application form or in another relevant place.
- Page 3 Affordable Housing Statement: This statement should include how any development will meet local housing needs.

P24/25012 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 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, installation of dormer, replace the existing pergola and remove the external stair.
- b) 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).
- c) 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.
- d) 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. **(H&SC PC recommended refusal)**
- e) 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. (Decision by SDNP. **H&SC PC recommended refusal**).
- f) Flinthurst Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET. DM/24/0754. Proposed outbuilding to form equipment store, home gym/garden room.
- g) 35 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/24/0650. Ash Tree (T1) - Sectional Dismantle to Crown break.
- h) 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.
- i) 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.
- j) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/23/2861. Proposed installation of roof mounted microgeneration solar photovoltaic on the following buildings: Workshop Building, Estates Office Building, Outdoor Pursuits Building, Climbing Wall Building and Drama and Dance Studio Building. (Heritage Statement received 18th March 2024)
- k) 123 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/0399. Retrospective application for minor external changes to approval ref: DM/17/3782.
- l) The Old Farmhouse Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/24/0691. Replacement of 2 gates, gate posts and fence.
- m) The Wilderness Marchants Close Hurstpierpoint West Sussex. DM/24/0947. T360 Oak - reduce 20m high oak by 10m.
- n) 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
- o) Contego Safety Wearmaster House Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA. DM/23/1160. Adaptation of existing building and construction of warehouse building with office and associated facilities, car parking, cycle parking and landscaping.
- p) 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. **(H&SC PC recommended refusal)**
- q) 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. **(H&SC PC recommended refusal)**

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

a) Land at Grid Reference 527549 114194 Brighton Road Newtimber West Sussex. SDNP/24/01758/APNB. Steel framed general-purpose building for the storage of machinery and hay made on the holding. (**Decision by SDNP – Full Application required**)

b) 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)

(3) Withdrawn: The Committee noted withdrawn applications:

No notifications received.

(4) Appeals: The Committee noted planning appeals:

a) Willowbrook Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. AP/24/0029. Proposed conversion of hay barn to create 1 no. one bedroom single storey dwelling (with two proposed parking spaces) (Planning and Design and Access Statement added 7 June 2023) (Corrected plans received 13 June 2023). Appeal against refusal.

There being no other business the meeting closed at 9.08pm
