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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 July 2024 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Lindsay Thompson
Cllr Helen Bedford (Chair)
Cllr Bob Sampson

Cllr Susan Dyke
Cllr Michael Avery
Cllr Barry Forster
Cllr David Evans (arrived at 8.30pm)

Also present: Helen Valler, Assistant Clerk

P24/25011 Apologies for Absence: Apologies were received and accepted from: Cllr Julia Shorrocks.

P24/25012 Declarations of Interest: The following declarations of interest were made:

DM/24/0755 1 Lynton Close – Cllr Michael Avery – Personal Interest.

P24/25013 Minutes of the Planning Committee meeting held on 3rd June 2024: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 3rd June 2024.

P24/25014 Matters arising from the Meeting of the Planning Committee held on 3rd June 2024: There were no matters arising.

P24/25015 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.

P24/25016 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) Feathers Of Hurstpierpoint 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/1203. To operate as a restaurant and proposed extraction.

RECOMMENDATION: In principle the committee recommend that MSDC should give permission. However, there are concerns around the proposed location of the venting and its proximity to the neighbouring property, 155a High St.

2) Feathers Of Hurstpierpoint 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/1295. New shop front canopy with sign writing.

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

3) 11 Hurst Gardens Hurstpierpoint Hassocks West Sussex BN6 9ST. DM/24/1323. Proposed single storey extension to the front and side of the property and internal alterations to include a cloakroom and porch.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) 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. Amended plans received 29.05.2024 and 30.05.2024 showing increase in height of roof of single storey extension to east elevation.

RECOMMENDATION: Decision notice issued 2nd July

5) Contego Safety Wearmaster House Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA.

DM/24/0853. Retrospective application under Section 73A (2)(c) of the Town and Country Planning Act 1990 for a variation of plans in relation to Planning Application Ref. DM/20/3137.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) 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. Amended plans received 27.05.2024 and 31.05.2024 showing new vehicular access removed and proposed widening of existing vehicular access.

RECOMMENDATION: The committee reiterate their previous comments, recommend that MSDC give permission subject to the approval of WSCC highways in relation to the vehicle access.

7) Garden House 93A High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/24/1054. Erection of a single storey detached garage. Updated plan received 02.07.2024 clarifying proposed works and position of garage.

RECOMMENDATION: The committee reiterate previous comments from DM/23/1516, recommend that MSDC should give permission, subject to parking restrictions being in place to always allow for disabled access during building. There are inaccuracies in the plans regarding the red lines on the map and the shared access boundaries.

8) Land at Grid Reference 527549 114194 Brighton Road Newtimber West Sussex. SDNP/24/02303/APNB. Steel framed general purpose building for the storage of machinery and hay made on the holding.

RECOMMENDATION: No further comment.

9) Pook Bourne Stud Farm Pookbourne Lane Sayers Common West Sussex BN6 9HD. DM/24/1321. Proposed barn to house isolation stables.

RECOMMENDATION: Our recommendation is that MSDC should give permission. The committee are pleased to see that consideration has been given to any Great Crested Newt populations.

10) The Meadows Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/24/1406. Proposed two storey side extensions with Juliette balcony to first floor also new and relocated dormers. Proposed two storey part single storey rear extension with Juliette balcony to first floor.

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

The development will harm the rural setting of the Grade II listed 'Little Park Farm'. – DP34

DP12 – Protection and Enhancement of the Countryside

DP26 - Character and Design

Hurst C1 – Conserving and Enhancing character.

11) Harmony Energy Battery Energy Storage Facility Malthouse Lane Hurstpierpoint West Sussex BN6 9LA.

DM/24/1456. Proposed erection of 2 no. shipping containers on site.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

12) The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD. DM/24/1545. Creation of a sand school and associated fencing in paddock area.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

13) 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. Tree Report received 26.06.2024 to support the application.

RECOMMENDATION: No further comment.

14) 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. Tree Report received 26.06.2024 to support the application. Listed Building Consent.

RECOMMENDATION: No further comment.

15) Land Off Reeds Lane Sayers Common West Sussex. DM/24/1596. To install a new HV terminal pole with two new stay wires in the location shown in red on the plan. To install a new ABSD (Air Brake Switch Disconnecter) on the new HV pole. To install two new stay wires on pole 616624. Overhead Electricity Line.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P24/25017 Information Items – Tree Applications

a) Abberton House 6 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/24/1425. Various works to trees on site set out within tree schedule. Trees in a Conservation Area. **RECOMMENDATION:** No comment

b) South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/24/1566. G1 Sycamore Group - reduce lateral branches on Western side by 2m-3m. T1 Ash - Fell. Trees in a Conservation Area.

RECOMMENDATION: The committee are unable to submit a response due to the plans being insufficient and no reason given for the Ash to be felled, refer to the Tree Officer.

P24/25018 – Information Items – Planning Enforcement

a) **145 High Street, Hurstpierpoint, BN6 9PU** – MSDC Planning Committee resolved to support the prosecution of the owner on 13 June, subject to the Solicitor to the Council being satisfied that there is sufficient evidence, and it is in the public interest to pursue. The Enforcement Officer will therefore now be preparing the paperwork and statements to instruct MSDC Legal Team.

b) **Alders Farm, Brighton Road** - A visit to the site on Monday 10 June revealed that the temporary dwelling has now been demolished. In view of this, officers are of the view that the Enforcement Notice has been complied with and do not consider that it is in the public interest to pursue the matter further.

P24/25019 - Sustainability Working Group

The Working Group have requested that the Planning Committee write to MSDC to express our concern that the biodiversity value of sites is being deliberately lowered by developers/landowners prior to baseline assessment for Biodiversity Net Gain e.g. by the cutting down of trees/spraying of herbicide onto grassland.

RESOLVED – The committee agreed this is a concern, though they wish to delay until the Planning Chair has returned. Further input is required from the Sustainability Working Group, with a new government in place there may be changes to NPPF.

P24/25020 - Street Naming – The Farmers Stores, Gatehouse Lane, Goddards Green, BN6 9LE. DM/23/1051. The committee was asked to consider a request for one street name from MSDC. The development consists of a proposed mixed used commercial park including a wellness centre Class E(d) and 19 units for Class E(g), B2 or B8 uses, and this will require the creation of a new street accordingly.

RESOLVED: - Following input from Cllr Evans, the committee agreed to submit 'Alf Neaves Stables' as a street name suggestion.

P24/25021 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

a) 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.

b) Tennis Courts And Hut South Avenue Hurstpierpoint West Sussex. DM/24/0770. Proposed resurfacing of the existing 3 no. tennis courts

c) 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)

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

e) 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.

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

g) 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.

- h) 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.
- i) 6 Sunleigh Court Western Road Hurstpierpoint Hassocks West Sussex BN6 9YB. DM/24/1088. T1 Norway Spruce – Fell.
- j) 11 Blackthorns Hurstpierpoint Hassocks West Sussex BN6 9TF. DM/24/1176. T4 Birch - fell as close to ground level as possible.
- k) 88 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/24/1032. Proposed timber clad garage.
- l) 7 Dunlop Close Sayers Common Hassocks West Sussex BN6 9SL. DM/24/1223. T1 - Oak, thin crown by 10%, remove major dead and diseased wood.
- m) 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.
- n) 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.
- o) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/24/0796. Installation of a worktop, kitchen units and an externally vented kitchen fan.
- p) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/24/0797. Installation of a worktop, kitchen units and an externally vented extractor fan. Listed Building Consent.
- q) 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.
- r) 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).

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

- a) 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. **(H&SC PC recommended approval)**
- b) 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.

(3) Withdrawn: The Committee noted withdrawn applications:

- a) 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'.
- b) Streams Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/24/1235 Discharge of condition 3 in relation to DM/23/2959.

(4) Appeals: The Committee noted planning appeals:
No notifications received.

There being no other business the meeting closed at 9.02pm