



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

Dear Councillor,

Committee Members are summoned to attend the **MEETING** of the **Planning Committee** to be held on **Monday 8th July 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

2nd July 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 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. Minutes of the Planning Committee held on 3rd June 2024:** To receive and accept the minutes.
- 4. Matters arising from the Meeting of the Planning Committee held on 3rd June 2024:** There were no matters arising.
- 5. 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.
- 6. Planning applications - Committee decision:** The Committee is asked to consider the following and make 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.
 - 2) Feathers Of Hurstpierpoint 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/1295.** New shop front canopy with sign writing.
 - 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.
 - 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.
 - 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.

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.

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.

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.

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

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.

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.

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.

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.

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.

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.

7.1 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.

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.

7.2 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.

8. 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

9. Street Naming – The Farmers Stores, Gatehouse Lane, Goddards Green, BN6 9LE. DM/23/1051. The committee is 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. Proposed Site Plan attached.

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

10.1 Granted: to note 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).

10.2 Refused: to note 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.
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10.3 Withdrawn: to note 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.

10.4 Appeals: to note planning appeals:

No notifications received.

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.
