



Hurstpierpoint & Sayers Common Parish Council
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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 2nd September 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

27th August 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 5th August 2024:** To receive and accept the minutes.
- 4. Matters arising from the Meeting of the Planning Committee held on 5th August 2024:** There were no matters arising.
- 5. Adjournment for questions from the public:** 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:** To consider the following and make RECOMMENDATIONS to the Planning Authority:
 - 6.1) 80 Western Road Hurstpierpoint BN6 9TB. DM/24/1850.** Proposed single storey pitched roof rear extension extending beyond the rear wall of the original house by 4.70m, to a maximum height of 3.40m and the height of the eaves to 2.70m. Prior Notification - Larger Extensions.
 - 6.2) Flint Cottage Pitt Lane Hurstpierpoint BN6 9QA. DM/24/1839.** Garage conversion into ground floor toilet/shower and home work space.
 - 6.3) Oaklands London Road Sayers Common BN6 9HY. DM/24/1735.** Retrospective application for the retention of a replacement dwelling house with ancillary garage, swimming pool and tarmac hardstanding for parking.
 - 6.4) 12 St Lawrence Way Hurstpierpoint BN6 9SH. DM/24/1897.** Proposed side extension, facade alterations, boundary alterations, floor plan reconfiguration and all associated works.
 - 6.5) 6 Iden Hurst Hurstpierpoint BN6 9XZ. DM/24/1894.** Rear extension and internal alterations
 - 6.6) 90 Wickham Hill Hurstpierpoint BN6 9NR. DM/24/1952.** Single storey side extension.
 - 6.7) 7 Kingsland Cottages Reeds Lane Sayers Common. DM/24/1607.** Proposed two storey side extension, porch, single storey rear extension, outbuilding at rear to create home office and home gym ancillary to the main dwelling. Updated block plans received 12.08.2024 showing neighbour's right of access.
 - 6.8) 15 Layton Fields Close Hurstpierpoint. DM/24/1961.** 1 1/2 storey side extension and loft conversion.
 - 6.9) Streams Farm Cuckfield Road Ansty. DM/24/1659.** Removal/Variation of Condition Proposal: Variation of condition nos 2, 3 and 4 of planning application DM/23/2959 - To allow for minor design changes and emergency vehicle turning on the site with changes to the landscaping scheme. Updated description and landscape plans received.
 - 6.10) 34 Highfield Drive Hurstpierpoint. DM/24/1980.** Lawful Development Certificate -Existing Proposal: This application seeks to confirm that Lawful Commencement of planning application DM/21/2545 has occurred and will therefore not expire on 26th August 2024. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.

7.1 Information Items – Tree Applications:

a) **The Courtyard, 3 Pakyns Court** Albourne Road Hurstpierpoint. DM/24/1775. Tree Surgery Proposal: Yew (T1 and T2) - reduce lateral branches to the South by 1m due to excessive shading to the flower beds, Sycamore (T3) - reduce lateral branches to the South by 2m, Sycamore (T4) - reduce crown by up to 2m, no further than previous pruning points due to excessive shading. Please note status has changed to a Tree application (TPO) rather than a tree in a conservation area.

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

8.1 Granted: to note permissions granted by MSDC:

a) **Gatehouse Farm** Gatehouse Lane Goddards Green 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. **(HP&SC PC recommended refusal)**

b) **Former Police Office** Manor Road Hurstpierpoint 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. Amended drawings received on 09.07.2024. **(H&SC PC recommended refusal)**

c) **6 Barter Close** Hurstpierpoint BN6 9FS. DM/24/1693. 1x Hornbeam - Crown lift (secondary growth only) to approx. 4 metres and crown reduce by approx. 2 metres and no further than previous cut points. **(HP&SC PC recommended refusal)**

d) **Bankyfield 21 Hassocks Road** Hurstpierpoint 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.

e) **Bankyfield 21 Hassocks Road** Hurstpierpoint 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.

f) **79 Willow Way** Hurstpierpoint BN6 9TJ. DM/24/1620. Proposed single storey rear extension.

g) **92 College Lane** Hurstpierpoint. DM/24/1131. Proposal to add a first floor extension to the existing bungalow to create a two storey dwelling. Amended plans received 09.07.2024, including updated block plan, showing hipped roof proposed to front two storey projection.

h) **Culvers Church Fields** Hurstpierpoint. DM/24/1704. Lawson's Cypress (T1 & T2) - Fell. Yew (T3 & T4).

i) **Lychgate Cottage** High Street Hurstpierpoint. DM/24/1719 Gleditsia (T1) - Raise Crown Up To 2m, Magnolia (T2) - Reduce Crown By 0.5m And 1 X Paulownia (T3) - Remove 2 Branches Leaning On Fence Back To Trunk.

j) **16 Cuckfield Road** Hurstpierpoint. DM/24/1772. Magnolia (T1) - Reduce Crown By 1m.

k) **Hampton Lodge 2** Hassocks Road Hurstpierpoint. DM/24/1717. Ash (T1) - Reduce Lateral Extent On Western Side Overhang To 4 South Avenue By Up To 2m, No Further Than Previous Pruning Points.

l) **1 South Avenue** Hurstpierpoint. DM/24/1783. (T1) Maple Tree (Acer Negundo) - Reduce Whole Crown By 2m.

m) **108 Western Road** Hurstpierpoint. DM/24/1785. T1 Western Red Cedar - Fell, T2 and T3 Holly - Fell.

n) **2 Pakyns Court** Albourne Road Hurstpierpoint. DM/24/1773. Copper Beech (T1) - Raise crown over driveway to 4m to allow more room for high sided vehicles, Cherry (T2) - Raise crown over driveway to 4m, Sycamore (T3 And T4) - Raise crown over driveway to 4m.

o) **25 Highfield Drive** Hurstpierpoint. DM/24/1663. Single temporary structure outbuilding to replace an existing barrel sauna positioned in the south eastern corner of the rear garden.

8.2 Refused: to note refusals by MSDC:

a) **The Meadows** Little Park Farm Marchants Close Hurstpierpoint 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.

8.3 Withdrawn: to note withdrawn applications:

a) **Garden House, 93a High Street**, Hurstpierpoint. DM/24/1054. Withdrawn

8.4 Appeals: to note planning appeals:

a) **2 Highfield Drive Hurstpierpoint BN6 9AT.** AP/24/0039. 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.

b) **Danny Lodge, New Way Lane, Hurstpierpoint, BN6 9BA.** APP/Y9507/W/24/3347249. Demolition of 2 buildings at the end of their life. (Appeal lodged with SDNP)

c) **Land At: Flints 11 Brown Twins Road Hurstpierpoint.** AP/24/0040 Planning Inspectorate Ref: APP/TPO/D3830/10089 Proposed Development: 2 Yew Trees - Fell. Appeal By: Mr John Turner Start Date: 16th June 2024 I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission DM/24/0037 by this Council.

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.
