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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 5th August 2024 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Lindsay Thompson	Cllr Sarah Baldey
Cllr Helen Bedford (Vice-Chair)	Cllr Michael Avery
Cllr Julia Shorrocks (Chair)	Cllr Barry Forster
Cllr David Evans	

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

P24/25022 Apologies for Absence: Apologies were received and accepted from: Cllr Susan Dyke and Cllr Bob Sampson.

P24/25023 Declarations of Interest: There were the following declarations:

Cllr Michael Avery – DM/24/0755 1 Lynton Close
Cllr Sarah Baldey – DM/24/1602 Hurstpierpoint College

P24/25024 Minutes of the Planning Committee meeting held on 8th July 2024: The committee reviewed the minutes, and it was:

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

P24/25025 Matters arising from the Meeting of the Planning Committee held on 8th July 2024: The following was discussed:

Minute Ref: 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, and it was:
RESOLVED: - Following input from Cllr Evans, the Committee agreed to submit 'Alf Neaves Stables' as a street name suggestion. Following the meeting the developer made a counter-offer of "Neaves Park" to reflect the commercial nature of the site and the Parish Council confirmed it supported the revised name.

P24/25026 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. Three members of the public present.

P24/25027 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) Hurstpierpoint College, College Lane Hurstpierpoint BN6 9JS. DM/24/1602. Change southern astro existing floodlights with new LED floodlights

RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) 79 Willow Way Hurstpierpoint BN6 9TJ. DM/24/1620. Proposed single storey rear extension. Lawful Development Certificate.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) Brookside Cottage Brighton Road Hurstpierpoint BN6 9EF. DM/24/1480. Proposed single storey extension along principal elevation, with alterations to the roof.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) Alders Farm Brighton Road Hurstpierpoint BN6 9EE. DM/24/1662. Proposed conversion of barn into a residential dwelling. Prior notification-agricultural to dwelling.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application. The committee reiterate our previous objections outlined in DM/22/2468.

- There continues to be insufficient evidence that the conversion falls under Class Q.
- The conversion would not provide an acceptable standard of living for the occupants.
- There is potential for the site to be contaminated land.
- Excessive traffic noise due to the proximity of the site to the A23
- The site does not appear to currently be a working farm, the committee would question the need for this type of high occupancy accommodation.
- Does not enhance the area which was on the edge of the SDNP with views from Wolstonbury Hill.

5) Streams Farm Cuckfield Road Ansty RH17 5AL. DM/24/1659. Variation of condition no's 2 and 3 of planning application DM/23/2959 - To allow for minor design changes and emergency vehicle turning on the site.

RECOMMENDATION: Our recommendation is that MSDC should give permission

6) 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.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application, there is still no provision for carparking. The application should not be approved until at least one-off road parking space is provided.

7) 92 College Lane Hurstpierpoint BN6 9AJ. 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. Three members of the public spoke in support of the application.

RECOMMENDATION: The committee acknowledge and appreciate that attempts have been made to amend the plans to consider the concerns of neighbouring properties. This should be taken into consideration when a decision is made.

8) 25 Highfield Drive Hurstpierpoint BN6 9AU. DM/24/1663. Single temporary structure outbuilding to replace an existing barrel sauna positioned in the southeastern corner of the rear garden.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

9) 3 Osborn Close Sayers Common BN6 9JR. DM/24/1592. Proposed roof space conversion incorporating rear dormer and rear single storey kitchen extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

10) 7 Kingsland Cottages Reeds Lane Sayers Common BN6 9JG. 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.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

11) 1 Lynton Close, Hurstpierpoint DM/24/0755. Single storey side extension to create garage, replacement summer house (previously demolished), new vehicular access from highway. Amended plans received 24.07.2024 and 29.07.2024 showing revised position of new vehicular access and proposed blocking up of existing vehicular access.

RECOMMENDATION: No further comment.

P24/25028 Information Items – Tree Applications:

- a) Culvers Church Fields Hurstpierpoint BN6 9TU. DM/24/1704. Lawson's cypress (T1 & T2) - fell. Yew (T3 & T4) – fell. Trees in a Conservation area.
- b) 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. Tree Surgery.
- c) Lychgate Cottage High Street Hurstpierpoint BN6 9PU. 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. Trees in a Conservation Area.
- d) Hampton Lodge 2 Hassocks Road Hurstpierpoint BN6 9QN. 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. Trees in a Conservation Area.
- e) 16 Cuckfield Road Hurstpierpoint BN6 9SA. DM/24/1772. Magnolia (T1) - reduce crown by 1m. Trees in a Conservation Area.
- f) 2 Pakyns Court Albourne Road Hurstpierpoint BN6 9ET. 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. Trees in a Conservation Area.
- g) The Courtyard 3 Pakyns Court Albourne Road Hurstpierpoint BN6 9ET. DM/24/1775. 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. Trees in a Conservation Area.
- h) 108 Western Road Hurstpierpoint BN6 9TB. DM/24/1785. T1 Western Red Cedar - Fell, T2 and T3 Holly - Fell. Trees in a Conservation Area.
- i) 1 South Avenue Hurstpierpoint BN6 9QB. DM/24/1783. (T1) Lime tree - reduce whole crown by 2m. Trees in a Conservation Area.
- j) The Pines, Kemps, Hurstpierpoint. DM/24/1803. (t2) Ash Tree – fell close to ground level due to evidence of dieback in crown.

P24/25029 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 5 Fairfield Crescent Hurstpierpoint 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 showing increase in height of roof of single storey extension to east elevation.
 - b) 8 Harvey Close Sayers Common BN6 9XN. DM/24/1243. Proposed enlarged third bedroom, incorporating velux roof lights to existing front and rear roof slope over existing garage.
 - c) 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 and amendment to description).
 - d) 9 College Lane Hurstpierpoint BN6 9AB. DM/24/1129. Proposed installation of Heat Pump.
 - e) Pook Bourne Stud Farm Pookbourne Lane Sayers Common BN6 9HD. DM/24/1321. Proposed barn to house isolation stables.
 - f) 174 Cuckfield Road Hurstpierpoint BN6 9SD. DM/24/1619. Non Material Amendment to planning application DM/24/0122 - change the external material to the new extension's ground floor walls, from render to face brickwork to match the existing house. The external walls of the first floor of the extension will remain render, as approved. A kitchen window to the side elevation is proposed to be omitted from the approved design, and a proposed window to the playroom is enlarged.
 - g) Feathers Of Hurstpierpoint 155 High Street Hurstpierpoint BN6 9PU. DM/24/1295. New shop front canopy with sign writing.
 - h) Feathers Of Hurstpierpoint 155 High Street Hurstpierpoint BN6 9PU. DM/24/1203. To operate as a restaurant and proposed extraction.
 - i) South Lodge South Avenue Hurstpierpoint BN6 9QB. DM/24/1566. G1 Sycamore Group - reduce lateral branches on Western side by 2m-3m. T1 Ash – Fell.
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- j) 11 Hurst Gardens Hurstpierpoint 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.
- k) Abberton House 6 Hassocks Road Hurstpierpoint BN6 9QN. DM/24/1425. Various works to trees on site set out within tree schedule.
- l) Land Off Reeds Lane Sayers Common 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 Disconnect) on the new HV pole. To install two new stay wires on pole 616624.

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

No notifications received

(3) Withdrawn: The Committee noted withdrawn applications:

No notifications received

(4) Appeals: The Committee noted planning appeals:

No notifications received.

P24/25030 SDNPA Planning Decisions:

(1) Granted: to note permissions granted by SDNPA: **Land at Grid Reference 527549-114194, Brighton Road, Newtimber (within the Parish) – Agricultural Prior Notification Building** – Steel framed general purpose building for the storage of machinery and hay made on the holding. **Prior Approval Granted: 24.07.2024.**

There being no other business the meeting closed at 8.30pm