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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 2nd September 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 Susan Dyke
Cllr David Evans	

Also present: Helen Valler, Assistant Clerk
Malcolm Llewellyn, Chair to the Council
One member of public

P24/25031 Apologies for Absence: Apologies were received and accepted from: Cllr Barry Forster

P24/25032 Declarations of Interest: There were the following declarations:
Cllr Lindsay Thompson – DM/24/1607 7 Kingsland Cottages.

P24/25033 Minutes of the Planning Committee meeting held on 5th August 2024: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee AGREED the Planning Committee minutes of 5th August 2024.

P24/25034 Matters arising from the Meeting of the Planning Committee held on 5th August 2024. There were no matters arising.

P24/25035 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. One member of the public present.

P24/25036 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

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.

RECOMMENDATION: Application withdrawn

2) Flint Cottage Pitt Lane Hurstpierpoint BN6 9QA. DM/24/1839. Garage conversion into ground floor toilet/shower and home work space.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

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.

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

- The dwelling has not been built to the approved design – the overall footprint is larger than approved.
- Swimming pool & pool house not included on the approved plans – Clarification required regarding the foul water drainage system arrangements for pool house and the property.
- Information required to assess the impact of the dwelling on the surrounding ancient woodland.
- There are inaccuracies on the application form regarding the disposal of foul sewage and possible contamination of the land.
- The committee request that the application is called in to the Planning Committee and is not a delegated decision.
- Due to the dwelling not being built to the approved plan, the committee ask whether Building Control sign off has ever been granted.

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.

RECOMMENDATION: Our recommendation is that MSDC should give permission. The committee ask that the case officer takes note of the comments regarding the height of the boundary fence.

5) 6 Iden Hurst Hurstpierpoint BN6 9XZ. DM/24/1894. Rear extension and internal alterations.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) 90 Wickham Hill Hurstpierpoint BN6 9NR. DM/24/1952. Single storey side extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

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. One member of the public spoke in objection.

RECOMMENDATION: Further to our previous comments, the committee wish to raise the following points:

- The right of access with the neighbouring property should be mutually agreed by both parties and form part of any permission.
- Clarification is required regarding the arrangements for surface water run off from the home office/gym and main extension.

8) 15 Layton Fields Close Hurstpierpoint. DM/24/1961. 1 1/2 storey side extension and loft conversion.

RECOMMENDATION: Our recommendation is that MSDC should give permission

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.

RECOMMENDATION: No further comment.

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.

RECOMMENDATION: Application withdrawn.

P24/25036 Information Items – Tree Applications:

1) 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.

P24/25037 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

(1) Granted: The Committee noted 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.

(2) Refused: The Committee noted 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.

(3) Withdrawn: The Committee noted withdrawn applications:

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

(4) Appeals: The Committee noted 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
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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.

There being no other business the meeting closed at 8.40pm

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