



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 7th October 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

1st October 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 2nd September 2024:** To receive and accept the minutes.
- 4. Matters arising from the Meeting of the Planning Committee held on 2nd September 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) Bridgers Farm Langton Lane, Hassocks, BN6 9HA. WSCC/013/23.** Variation of condition 2 to allow the continuing of processing and recycling of waste and final restoration of the site until December 2026.
 - 6.2) Oldfield 130 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AJ. DM/24/2240.** Conversion of existing home storage to home office. Demolition of existing conservatory and construction of two storey extension, with bifolds and patio to rear and new windows as shown.
 - 6.3) 80 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/2058.** Proposed single storey rear extension
 - 6.4) Land North East Of Amberley Farm Bishopstone Lane Ansty West Sussex. DM/24/2120.** Erection of proposed machinery store building.
 - 6.5) 47 Wilderness Road Hurstpierpoint Hassocks West Sussex BN6 9XD. DM/24/2125.** Partial width two-storey extension to rear, and first floor extension to front.
 - 6.6) 81 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RR. DM/24/1977.** Retrospective permission sought for - erection of raised decking in rear garden.

6.7) Primrose Cottage St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QU. DM/24/2193. Existing building - in garden used for solar panels (Main house roof not strong enough). Outbuilding used as a private art studio / workshop by homeowners.

6.8) 3 Osborn Close Sayers Common Hassocks West Sussex BN6 9JR. DM/24/1592. Proposed roof space conversion incorporating rear dormer and rear single storey kitchen extension. (amended dormer received 17/09).

6.9) Oak Tree Caravan Bishopstone Lane Ansty Haywards Heath West Sussex RH17 5AR. DM/24/2257. Lawful Development of Existing Use relating to Oak Tree Caravan and its surrounding land to be deemed as lawful residential development with defined curtilage.

6.10) 12 St Lawrence Way Hurstpierpoint Hassocks West Sussex BN6 9SH. DM/24/1897. Proposed side extension, facade alterations, boundary alterations, floor plan reconfiguration and all associated works. (amended fence details received 23/09).

6.11) 15 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH. DM/24/1961. 1 and half storey extension with dormer, and loft conversion with rooflights and gable end window. Construction of new porch (Amended Description and Amended Plans received 23.09.2024)

6.12) Moonshine Meadow Cuckfield Road Ansty West Sussex. DM/24/2175. Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces.

6.13) 81 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RR. DM/24/1977. Retrospective permission sought for - erection of raised decking in rear garden and permission for the proposed trellis to the rear boundary treatment (Amended 26.09.24)

6.14) 34 Highfield Drive Hurstpierpoint Hassocks West Sussex BN6 9AT. DM/24/2343. Demolition of existing split-level patio and construction of new patio with steps and balustrade (retrospective). Demolition of existing porch and construction of enlarged, enclosed flat roof porch, conversion of existing garage into habitable room, single storey ground floor infill extension to form Utility Room, roof alterations to form 2No dormers, revised fenestration and internal alterations, largely as approved under DM/21/2545.

6.15) Littleway West Furlong Lane Hurstpierpoint Hassocks West Sussex BN6 9RH. DM/24/0792. Front extension with new pitched roof, new rooflights, replacement grey roof tiles, addition of solar panels, fenestration alterations, addition of zinc cladding to existing rear dormers, re-landscaping frontage, new parking to front drive, new Air Source Heat Pump, and addition of timber cladding. Supporting Tree Report received 26.09.2024 and Amended Plans including design amendments received 01.10.2024.

7.1 Information Items – Tree Applications:

- a) Hampton Lodge 2 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/24/2075. T1 Beech - Remove the lowest easterly branches hanging over the fenceline back to stem, raise the canopy on the eastern side by c. 2m, and reduce higher extremities of the eastern canopy (exceeding the rest of the natural shape) by c. 2m. Trees in a Conservation Area.
 - b) Pooh Corner St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QX. DM/24/2117. Sycamore (T1) - Remove entire canopy and stem down to nature monolith at height of fence line in order to prevent further damage to fence and make front driveway safer and easier to maintain, Holm Oak (T2) - Raise crown just above fence line and reduce extremities of overall canopy by 2m to prevent touching house and provide more light into front of house. Trees in a Conservation Area.
 - c) Lodge Cottage South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/24/2166. Ash (T1) – Fell. Trees in a Conservation Area.
 - d) South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/24/2164. T1, T2 and T3- Ash - fell. Trees in a Conservation Area.
 - e) Tree Between 14 Dunlop Close And 56 Goldcrest Drive Sayers Common Hassocks West Sussex BN6 9EH. DM/24/2311. (T1) Oak - Reduce crown by 2m. Tree Surgery.
 - f) 16 And 18 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AQ. DM/24/2377. Sycamore – Fell. (TPO-Tree Surgery)
-

7.2 Information Items – Street Naming

a) DM/22/0640 – Land to the north of Lyndon, Reeds Lane. The Parish Council have been informed by MSDC that the developer now needs just two of the names recommended by the Committee:

- The Old Brickworks
- Clay Pit Lane

The Kiln will not be used.

8. Hurst College – The committee is asked to discuss the below ‘still pending’ application and consider a request from Hurst Society regarding the temporary white tent at Hurst College:

DM/23/2848 - Temporary permission for a four year period for structures including a 30 x 50m dining and sports hall, a 15 x 10m gym, a 15 x 10m golf simulator, and four containers related to transportation operations.

9. Traffic Survey – Hurstpierpoint High Street. Following a request from Hurst Society, the committee is asked to discuss and agree whether there is a need for a traffic survey in the village, for the purposes of the MSDC District Plan Review 2021-2031.

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

10.1 Granted: to note permissions granted by MSDC:

- a) Brookside Cottage Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EF. DM/24/1480. Proposed single storey extension along principal elevation, with alterations to the roof.
- b) 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 24.07.2024 and 29.07.2024 showing revised position of new vehicular access and proposed blocking up of existing vehicular access.
- c) Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EE. DM/24/1662. Proposed conversion of barn into a residential dwelling. (H&SC PC recommended refusal)
- d) 90 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NR. DM/24/1952. Single storey side extension.
- e) Streams Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AL. DM/24/1659. 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 16th August.
- f) The Pines Kemps Hurstpierpoint West Sussex BN6 9XW. DM/24/1803. T2 Ash - Fell as close to ground level due to evidence of dieback in crown.
- g) The Courtyard 3 Pakyns Court Albourne Road Hurstpierpoint Hassocks West Sussex 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. Please note status has changed to a Tree application (TPO) rather than a tree in a conservation area.
- h) 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.
- i) Flint Cottage Pitt Lane Hurstpierpoint Hassocks West Sussex BN6 9QA. DM/24/1839. Garage conversion into ground floor toilet/shower and home work space.
- j) Land at Grid Reference 527549 114194 Brighton Road Newtimber West Sussex. SDNP/24/03554/APNW. Engineering operations associated with the construction of the agricultural barn and access track previously approved under SDNP/24/02303/APNB. (Approval by SDNP)
- k) 6 Iden Hurst Hurstpierpoint Hassocks West Sussex BN6 9XZ. DM/24/1894. Rear extension and internal alterations.

10.2 Refused: to note refusals by MSDC:

No notifications received.

10.3 Withdrawn: to note withdrawn applications:

No notifications received.

10.4 Appeals: to note planning appeals:

- a) 13 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RP. AP/24/0027. Erection of first floor rear extension. (Appeal Allowed – Permission granted)
- b) Maltings Farm Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9JZ. AP/24/0046. Retrospective application for the creation of a new walled garden. (Landscaping and supporting information received 17.04.2024)
-

(Appeal Pending)

c) The Meadows Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. AP/24/0047. 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. (Appeal Pending)

d) 2 Highfield Drive Hurstpierpoint Hassocks West Sussex 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. (Appeal Dismissed)

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.
