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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 7th October 2024 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

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

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

P24/25038 Apologies for Absence: Apologies were received and accepted from:

Cllr Susan Dyke
Cllr Bob Sampson

P24/25039 Declarations of Interest: There were the following declarations:

Cllr Helen Bedford - WSCC/013/23 Bridgers Farm
Cllr Barry Forster - DM/24/1592 3 Osborn Close

P24/25040 Minutes of the Planning Committee meeting held on 2nd September 2024: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 2nd September 2024.

P24/25041 Matters arising from the Meeting of the Planning Committee held on 2nd September 2024. There were no matters arising.

P24/25042 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. 6 members of the public present.

P24/25043 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

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.

RECOMMENDATION: The committee were unable to make a recommendation as there are address discrepancies on the form, the application is in the name of Danworth Farm not Bridgers Farm.

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.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) 80 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/2058. Proposed single storey rear extension.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

4) Land North East Of Amberley Farm Bishopstone Lane Ansty West Sussex. DM/24/2120. Erection of proposed machinery store building.

RECOMMENDATION: Our recommendation is that MSDC should give permission, though clarification should be sought over who has right of access over the land.

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.

RECOMMENDATION: Our recommendation is that MSDC should give permission

6) 81 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RR. DM/24/1977. Retrospective permission sought for - erection of raised decking in rear garden.

RECOMMENDATION: The committee would prefer an application that is not retrospective, but on this occasion recommend that MSDC gives permission.

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.

RECOMMENDATION: No comment.

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).

RECOMMENDATION: No further comment.

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.

RECOMMENDATION: No objection.

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).

RECOMMENDATION: No further comment

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)

RECOMMENDATION: No further comment.

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. 3 members of the public spoke in objection.

RECOMMENDATION: Our recommendation is that MSDC should refuse the application, it is contrary to the following:

- Hurst C1 Conserving and enhancing character
- Hurst H5 Design and Layout
- DP15 New homes in the Countryside
- DP41 Flood risk and drainage
- DP26 Character and Design
- DP12 Protection and Enhancement of the countryside
- DP21 Transport
- DP29 Noise, Air and Light Pollution
- DG38 Architectural approach
- DG37 Sustainable Buildings

We also add the following:

- There is no mains drainage in the area and no provision for a septic tank
- Poor quality plans submitted
- The application approved under ref DM/20/1277 states approval for a crossover for the movement of light agricultural vehicles only.
- No proven need for this type of accommodation in this area
- The proposed dwellings resemble permanent buildings not mobile homes.
- The previous application for three dwellings under ref DM/22/3864 was refused.
- There is incorrect evidence on the planning portal; which references another site, from a different application in 2022.
- We would like this application to be called in to Committee rather than decided at officer level.

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)
See 6.6 – Duplicate

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 2 No dormers, revised fenestration and internal alterations, largely as approved under DM/21/2545.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

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.

RECOMMENDATION: The committee stand by their previous comments and ask MSDC to refer back to the Conservation Officer comments.

P24/25044 Information Items –

(1) 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
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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)

(2) Street Naming:

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.

RESOLVED: The committee noted.

P24/25045 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.

RESOLVED: The committee have been advised by the case officer that a report for a decision will be completed w/c 7th October. The committee agreed to await the outcome of the report before any further action.

P24/25046 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 2021-2039.

RESOLVED: The committee agreed that an initial traffic survey would provide useful data and should be completed over a period of one or two weeks not one day. Dependent on cost another survey should be completed possibly two years later. A survey to collate data on usage of Trinity Road car park would also be useful given the upcoming consultation by MSDC on introducing charges.

P24/25047 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

(1) Granted: The Committee noted 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.

(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:

- 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)

There being no other business the meeting closed at 8.55pm