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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

MINUTES of the meeting of the **Planning Committee**, held on Monday 4th November 2024 at 7.30 pm at Conference Room, Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Cllr Julia Shorrocks (Chair)	Cllr Michael Avery
Cllr Barry Forster	Cllr Susan Dyke
Cllr David Evans	Cllr Sarah Baldey
Cllr Bob Sampson	Cllr Lindsay Thompson

Also present: Helen Valler, Assistant Clerk
One member of the public

P24/25048 Apologies for Absence: Apologies were received and accepted from:
Cllr Helen Bedford

P24/25049 Declarations of Interest: There were the following declarations:
Cllr David Evans - DM/24/0845 Ladymead Nursing Home.

P24/25050 Minutes of the Planning Committee meeting held on 7th October 2024: The committee reviewed the minutes, and it was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 7th October 2024.

P24/25051 Matters arising from the Meeting of the Planning Committee held on 7th October 2024. There were no matters arising.

P24/25052 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.

P24/25053 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) 90 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AJ. DM/24/2388. Proposed front porch.
RECOMMENDATION: Decision already issued.

2) Oak Lodge 2A Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/24/2389. Proposed single storey timber framed garden room.
RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) 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 (Revisions 08.10.2024).
RECOMMENDATION: Decision already issued.

4) Gatehouse Hub Neaves Park Goddards Green West Sussex BN6 9ZN. DM/24/2459. Erection of Brick Electricity Substation.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

5) Land Adj. To Gatehouse Hub Neaves Park Goddards Green West Sussex BN6 9ZN. DM/24/2482. Proposed relocation of previously approved Wellness Centre (Class E(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space for class E(g), B2 or B8 uses. One member of the public spoke in support.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

6) Ladymead Nursing Home Ladymead Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ES.

DM/24/0845. Change of use from residential care home (Class C2) to children's day nursery (Use Class E(f)) at ground floor, with 5 No. new residential flats above. Alterations to access. Increased parking provision.

RECOMMENDATION: Our recommendation is that MSDC should give permission. The committee are pleased to see a disused building being re-developed into flats in a manner sympathetic to the Conservation area.

7) Maltings Farm Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9JZ. DM/24/2467. Creation of walled garden, new tree planting and landscaping (part-retrospective)

RECOMMENDATION: Our recommendation is that MSDC should give permission. The removal of the brick piers and additional landscaping will soften the impact of the wall.

8) 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ. DM/24/2330. Two storey side extension to be used as annex.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

9) 74 Goldcrest Drive Sayers Common Hassocks West Sussex BN6 9EH. DM/24/2363. Proposed loft conversion with roof light windows to front and rear elevations.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

10) 43 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RW. DM/24/2528. Proposed rear extension to dining room. Front and side extensions to form new porch

RECOMMENDATION: Our recommendation is that MSDC should give permission.

11) Bradshaw And Lloyd 84 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/24/2550. Metal hanging sign showing a two dimensional boot attached to shop fascia.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

12) 100 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AJ. DM/24/2587. Demolition of rear single storey additions, Proposed erection of new front porch and rear extensions, loft conversion and side dormer extension to form first floor living accommodation. Extension of garage and raised roof structure. Internal reconfiguration and external remodelling to include change of materials and fenestration.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P24/25054 Licensing Applications – The Committee considered the following and made RECOMMENDATIONS to the Licensing authority:

1) Hurstpierpoint Football Club Fairfield Recreation Ground Cuckfield Road Hurstpierpoint West Sussex BN6 9SD. LI/24/1410. New Club Premises Certificate.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

2) Village Pizza Kitchen 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. LI/24/1480. Premises Licence.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

3) Village Pizza Kitchen 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. LI/24/1476. Pavement Licence.

RECOMMENDATION: Our recommendation is that MSDC should give permission.

P24/25055 Information Items – Tree Applications. The committee noted the following applications:

- 1) Butchers Barn High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/24/2435. Silver Birch (T1) - Reduce the canopy by up to 2.0m in height and lateral spread. Trees in a Conservation Area.
- 2) Coppers Policemans Lane Hurstpierpoint Hassocks West Sussex BN6 9TW. DM/24/2465. G1 - 2 x Yew trees raise lower crown by 2m to maintain clearance along Policemans Lane.
G2 - Yew tree group raise lower crown by 2m to maintain clearance along Policemans Lane.
T3 - Sycamore remove 5 lower branches to maintain clearance along Policemans Lane.
T2 - Beech remove large dead section on rear stem and reduce branches growing towards property by 2 metres to balance crown.
G4 - 2 x Beech remove all major dead wood and cut back branches growing over road by 2 metres to control overhang over main road.
G2 - various tree group cut back all overhang by 1m to maintain clearance to main road. Tree Surgery.

P24/25056 Enforcement Action – The committee noted the following updates:

- 1) 145 High Street – Discussions ongoing with the landowner in relation to the areas still requiring attention to achieve broad compliance with the Enforcement Notice. Currently awaiting a timeframe for the approved rendering of the building. Though MSDC are pressing ahead with prosecution, the priority must be to bring the building back into a condition that is appropriate to its setting and a prosecution will not do this - it will simply result in a penalty being issued.
- 2) 43 Wilderness Road DM/23/1302 Appeal AP/24/0013 - No update to report - MSDC are awaiting the Inspector's decision.

P24/25057 Street Naming - The committee was asked to submit a suggestion for the following development:

Gatehouse Farm Gatehouse Lane Goddards Green Hassocks West Sussex 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.

RESOLVED: After discussion surrounding the history of the area, it was agreed to submit the following:

- Birdcage Lane

P24/25058 Draft Budget 2025/26 for F&G&E: To review and assess the Committee's budget requirements for 2025/26 and submit the detail to the Finance, Governance & Estates Committee on 5th December 2024.

RESOLVED: The Committee AGREED the Planning Committee will not require its own budget for 2025/26.

P24/25059 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/24/1602. Change southern astro existing floodlights with new LED floodlights.
- b) 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.
- c) 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.
- d) Lodge Cottage South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/24/2166. Ash (T1) – Fell.
- e) South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/24/2164. T1,T2 and T3- Ash - fell.
- f) Land North East Of Amberley Farm Bishopstone Lane Ansty West Sussex. DM/24/2120. Erection of proposed machinery store building.
- g) 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)
- h) 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).

- i) 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)
- j) 15 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH. DM/24/1961. One 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).

(2) Refused: The Committee noted refusals by MSDC:
No notifications received.

(3) Withdrawn: The Committee noted withdrawn applications:

- a) 80 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TB. DM/24/2058. Proposed single storey rear extension (Drawing showing BRE 45 degree rule of thumb 09/10)

(4) Appeals: The Committee noted planning appeals:
No notifications received.

There being no other business the meeting closed at 8.35pm
