



Hurstpierpoint & Sayers Common Parish Council
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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 31st March 2025 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

25 March 2025

Committee Membership: Cllr Julia Shorrocks (Chair), Cllr Michael Avery, Cllr Sarah Baldey, Cllr Helen Bedford, Cllr Helena Browne, Cllr Susan Dyke, Cllr David Evans, Cllr Barry Forster, Cllr Bob Sampson and Cllr Lindsay Thompson.

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 3rd March 2025:** To receive and accept the minutes.
4. **Matters arising from the Meeting of the Planning Committee held on 3rd March 2025:** To consider 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) **DM/24/3096:** 28 Iden Hurst, Hurstpierpoint, BN6 9XZ. Proposed part single and two storey extension to front elevation. Amended Plans received 17.02.2025 showing an amended gabled roof design on the single storey front extension, to include rooflights, the removal of a front hedge and the provision of a second off street parking space at the front of the extended dwelling.
 - 6.2) **DM/25/0468:** 12 St Georges Place, Hurstpierpoint, BN6 9QT. Proposed single storey rear extension.
 - 6.3) **DM/25/0110:** Land Adjacent to Jane Murray Way and North Of Gatehouse Lane, Goddards Green, BN6 9LD. Widening and extension of the existing footway for creation of a shared footway/cycleway along the western side of the A273 between Gatehouse Lane and A272 roundabout via the removal of the carriageway hard strip, relocation of existing bus stop bench, lighting, landscaping and associated works.
 - 6.4) **DM/25/0502:** Boars Mead Barn, Bullfinch Lane, Hurstpierpoint, BN6 9ER. Change of Use of Agricultural Building to a Dwelling.
 - 6.5) **DM/25/0493:** 43 Wilderness Road, Hurstpierpoint, BN6 9XD. Minor alterations to external elevations (Retrospective) as approved under planning permission DM/23/0338.
 - 6.6) **DM/25/0593:** Little Lower Ease, Cuckfield Road, Ansty, RH17 5AL. Proposed attached two bay garage with store.
 - 6.7) **DM/25/0594:** Little Lower Ease, Cuckfield Road, Ansty, RH17 5AL. Proposed attached two bay garage with store.

- 6.8) DM/25/0613** Danworth Farm, Cuckfield Road, Hurstpierpoint, BN6 9GL. Enlargement of existing unit (Unit 2) within building to north side of barn by expanding into barn to provide meeting room, breakout room and extra office space. Conversion of barn to west side of enlarged space to new unit with doors and windows.
- 6.9) DM/25/0623** Jewson, Cuckfield Road, Goddards Green, BN6 9LG. Proposed buildings to be demolished as shown on Site Demolition Layout (drawing ref. 0733-STK-ZZ-DR-K-1003).
- 6.10) DM/25/0643** 142 High Street, Hurstpierpoint, BN6 9PX. Proposed single-storey side and rear wrap around extension with 2 no.rooflights, replacement conservation area style sash windows to front elevation, and sunpipe to rear roof elevation.
- 6.11) DM/25/0674** 142 High Street, Hurstpierpoint, BN6 9PX. Proposed demolition of existing garage and replacement garage building.
- 6.12) DM/25/0669** 44 College Lane, Hurstpierpoint, BN6 9AH. Proposed porch extension.
- 6.13) DM/25/0702** Land North East Of Amberley Farm, Bishopstone Lane, Ansty, RH17 5AR. Variation of condition 3 of planning application DM/24/2120 - to allow for design changes.
- 6.14) DM/25/0117** Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS. To upgrade the lighting infrastructure by installing energyefficient LED ClearFlood units on existing lighting posts within the car park (Retrospective) (Corrected plan received 20 March 2025)
- 6.15) DM/25/0710** Goldings, 1 College Place, Hurstpierpoint, BN6 9AF. Conversion of existing single storey detached garage into habitable space This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

7. Information Items – Tree Applications:

- 7.1) DM/25/0676** Colwood, Halton Shaws, Hurstpierpoint, BN6 9QR. T1 Oak - Fell to ground level.
- 7.2) DM/25/0701** 1 Church Green Cottages, Brighton Road, Hurstpierpoint, BN6 9TS. T1 Apple - Fell. T2 Crab Apple - Fell.
- 7.3) DM/25/0703** Applegarth, Halton Shaws, Hurstpierpoint, BN6 9QR. T1, T22, T23 and T24 - cut back to previous cut points, approx. 2m. T2 to T21 and T25 to T26 - cut back and reduce to previous cut points, approx. 8m.

8. Enforcement Action Updates: No notifications received.

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

9.1 Granted: to note permissions granted by MSDC:

- a) DM/24/3130** 17 Nursery Close, Hurstpierpoint. Proposed single storey rear extension.
 - b) DM/25/0078** 5 College Lane, Hurstpierpoint. Single Storey rear extension.
 - c) DM/25/0201** 115 College Lane, Hurstpierpoint. Proposed roof conversion and ground floor addition and alterations.
 - d) DM/25/0128** Playing fields north of Headmasters house and Westfield, Hurstpierpoint College, College Lane, Hurstpierpoint. Proposed sports pavilion to manyweathers playing field.
 - e) DM/25/0236** 53 College Lane, Hurstpierpoint, proposed single storey rear extension
 - f) DM/24/1139** Land at 147 to 149, College Lane, Hurstpierpoint. Erection of 7 detached dwellings with new access from College Lane together with parking, landscaping and associated works. **(H&SC PC recommended refusal)**
 - g) WSCC/013/23** Bridgers Farm, Langton Lane, Hassocks, BN6 9HA. Variation of condition 2 to allow the continuing of processing and recycling of waste and final restoration of the site until December 2026.
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9.2 Refused: to note refusals by MSDC:

- a) **DM/24/2913** Pellings Barn, Mill Lane, Sayers Common. Prior notification application for the change of use of a building from agricultural use to residential (c3) with associated operational development.
- b) **DM/24/3060** 4 High Street, Hurstpierpoint. Proposed new cladding to front elevation first floor. Car port and opening through garden wall at rear. **(H&SC PC recommended approval)**
- c) **DM/25/0634** 174 Cuckfield Road, Hurstpierpoint. Non-material amendment to planning application DM/24/0122 to finish the existing and proposed rear and side roof slopes with fibre cement slates instead of tiles to match the existing house. (Refused within one week – PC didn't receive application notification)

9.3 Withdrawn: to note withdrawn applications:

- a) **DM/25/0444** 43 Wilderness Road Hurstpierpoint
- b) **DM/24/3125** 135 College Lane Hurstpierpoint

9.4 Appeals: to note planning appeals

- a) **AP/25/0011** Maltings Farm, Malthouse Lane, Hurstpierpoint. Creation of walled garden, new tree planting and landscaping (part-retrospective). **(H&SC PC recommended approval)**
- b) **AP/25/0014** Land At Mill Lane, Sayers Common. Planning in Principle to develop an area of land to five residential dwellings. **(H&SC PC recommended refusal)**
- c) **AP/25/0017** 1 Wintergreen Way, Sayers Common. Two storey side extension to be used as annex. **(H&SC PC recommended approval)**
- d) **DM/24/1406** The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint. **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.
