



Hurstpierpoint & Sayers Common Parish Council
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Village Centre
Trinity Road
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MINUTES of the meeting of the **Planning Committee** held on Monday 31st March 2025 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present:

Cllr Julia Shorrocks (Chair)
Cllr Lindsay Thompson
Cllr Barry Forster

Cllr Helen Bedford
Cllr Sarah Baldey
Cllr Helena Browne

Cllr Michael Avery
Cllr Susan Dyke
Cllr David Evans

Also present:

Gemma Porteous Assistant Clerk

P24/25096 Apologies for Absence: Apologies were received and accepted from: There were no apologies.

P24/25097 Declarations of Interest: No declarations of interest.

P24/25098 Minutes of the Planning Committee meeting held on 3rd March 2025: The committee reviewed the minutes, and it was: **RESOLVED:** That the Committee **AGREED** the Planning Committee minutes of 3rd March 2025.

P24/25099 Matters arising from the Meeting of the Planning Committee held on 3rd March 2025. There were no matters arising.

P24/25100 Adjournment for questions from the public: There were no member of the public present.

P24/25101 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) 28 Iden Hurst, Hurstpierpoint. DM/24/3096** 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.
RECOMMENDATION: Committee notes that permission already granted.
- 2) 12 St Georges Place, Hurstpierpoint. DM/25/0468** Proposed single storey rear extension.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 3) Land Adjacent to Jane Murray Way and North of Gatehouse Lane, Goddards Green. DM/25/0110** 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.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission. The committee suggest that consideration be given to extending the footpath/cycleway to go through the estate, connecting to both Cuckfield Road and Pookbourne Lane .
- 4) Boars Mead Barn, Bullfinch Lane, Hurstpierpoint. DM/25/0502** Change of Use of Agricultural Building to a Dwelling
RECOMMENDATION: The committee's recommendation is that MSDC should refuse permission, citing the same reasons in previous applications. These include concerns over the viability of converting the barn and potential conflicts with the Neighbourhood Plan. The issues and reasons raised previously on similar applications that have been refused on three occasions in 2018, 2019 & 2020, remain relevant and the council would like them to be reconsidered.

- 5) **43 Wilderness Road, Hurstpierpoint. DM/25/0493** Minor alterations to external elevations (Retrospective) as approved under planning permission DM/23/0338.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 6) **Little Lower Ease, Cuckfield Road, Ansty. DM/25/0593** Proposed attached two bay garage with store.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 7) **Little Lower Ease, Cuckfield Road, Ansty. DM/25/0594** Proposed attached two bay garage with store.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 8) **Danworth Farm, Cuckfield Road, Hurstpierpoint. DM/25/0613** 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.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 9) **Jewson, Cuckfield Road, Goddards Green. DM/25/0623** Proposed buildings to be demolished as shown on Site Demolition Layout (drawing ref. 0733-STK-ZZ-DR-K-1003).
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 10) **142 High Street, Hurstpierpoint. DM/25/0643** 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.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 11) **142 High Street, Hurstpierpoint. DM/25/0674** Proposed demolition of existing garage and replacement garage building.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 12) **44 College Lane, Hurstpierpoint. DM/25/0669** Proposed porch extension
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 13) **Land North East of Amberley Farm, Bishopstone Lane, Ansty.** Variation of condition 3 of planning application DM/24/2120 - to allow for design changes.
RECOMMENDATION: The committee had no comment
- 14) **Hurstpierpoint College, College Lane, Hurstpierpoint. DM/25/0117** 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).
RECOMMENDATION: The committee have no further comments other than to reiterate, the lighting should reduce overall glare and light pollution in accordance with bio-diversity and net gain policies.
- 15) **Goldings, 1 College Place, Hurstpierpoint. DM/25/0710** 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.
RECOMMENDATION: The committee had no comment

P24/25102 Information Items – Tree Applications. The committee noted the following applications:

- 1) **Colwood, Halton Shaws, Hurstpierpoint. DM/25/0676** T1 Oak - Fell to ground level.
RECOMMENDATION: The committee are sad to see another oak being felled in the area.
- 2) **1 Church Green Cottages, Hurstpierpoint. DM/25/0701** T1 Apple - Fell. T2 Crab Apple - Fell.

P24/25103 Enforcement Action – The committee noted the following updates: No notifications received.

P24/25104 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 17 Nursery Close, Hurstpierpoint. **DM/24/3130** Proposed single storey rear extension.
- b) 5 College Lane, Hurstpierpoint. **DM/25/0078** Single Storey rear extension
- c) 115 College Lane, Hurstpierpoint. **DM/25/0201** Proposed roof conversion and ground floor addition and alterations.
- d) Playing fields north of headmasters house and Westfield, Hurstpierpoint College, College Lane, Hurstpierpoint. **DM/25/0128** Proposed sports pavilion to manyweathers playing field.
- e) 53 College Lane, Hurstpierpoint. **DM/25/0236** proposed single storey rear extension
- f) Land at 147 to 149, college lane, Hurstpierpoint. **DM/24/1139** Erection of 7 detached dwellings with new access from college lane together with parking, landscaping and associated works. **(H&SC PC recommended refusal)**
- g) Bridgers Farm Langton Lane Hassocks. **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

(2) Refused: The Committee noted refusals by MSDC: (All as H&SC PC recommendation, except where noted).

- a) Pellings Barn, Mill Lane, Sayers Common. **DM/24/2913** Prior notification application for the change of use of a building from agricultural use to residential (c3) with associated operational development.
- b) 4 High street, Hurstpierpoint. **DM/24/3060** Proposed new cladding to front elevation first floor. Car port and opening through garden wall at rear. **(H&SC PC recommended approval)**

(3) Withdrawn: The Committee noted withdrawn applications:

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

(4) Appeals: The Committee noted planning appeals:

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

There being no other business the meeting closed at 20:30

Chairman