



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 28th April 2025 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present:

Cllr Julia Shorrocks (Chair)	Cllr Helen Bedford	Cllr Michael Avery
Cllr Sarah Baldey	Cllr Susan Dyke	Cllr David Evans
Cllr Malcolm Llewellyn	Cllr Bob Sampson	

Also present: Gemma Porteous (assistant Clerk) 1 member of the public

P24/25105: Apologies for Absence: Apologies were received and accepted from:
Cllr Lindsay Thompson Cllr Claire Majsai

P24/25106 Declarations of Interest: There were no declarations of interest.

P24/25107 Minutes of the Planning Committee meeting held on 31st March 2025: The committee reviewed the minutes, and it was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 31st March 2025.

P24/25108 Matters arising from the Meeting of the Planning Committee held on 31st March 2025. There were no matters arising.

P24/25109 Adjournment for questions from the public: Members agreed to adjourn the meeting to receive questions from the public in attendance. There was one member of the public in attendance that spoke in support of Culvers, Churchfields, DM/25/0889.

P24/25110 Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **37 Nursery Close, Hurstpierpoint. DM/25/0774** Proposed replacement of existing conservatory with single storey pitched roof extension.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 2) **The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint. DM/25/0784** Proposed fencing.
RECOMMENDATION: The committee are pleased to see post and rail fencing being installed. The fencing should all be post and rail at the same height of the current fencing on the access track and no higher, to ensure both standardisation and to reflect the originally specified farmyard feel of the development.
- 3) **The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint. DM/25/0785** Proposed two storey extension on southern side elevation with gabled roof including two gabled dormers, a rooflight and a Juliette balcony. Addition of new gabled dormer on existing east facing roof slope to replace two rooflights, to serve an existing first floor bedroom.
RECOMMENDATION: The committee recommend that MSDC should refuse the application for the following reasons:
 - The design is significantly bigger than the porch that was approved, despite what the design guide states.
 - It is very similar to the application that was refused in 2024, and the reasons for refusal still stand:
 - DP34 - The development will harm the rural setting of the Grade II* listed 'Little Park Farm'
 - DP12 – Protection and Enhancement of the Countryside
 - DP26 – Character and Design

- Hurst C1 – Conserving and Enhancing character
 - Condition 15 under DM/22/1571 has not been fully implemented which was associated with the original planning permission, specifically the infill indigenous mixture hedging on the boundary and separating the property from the paddock, and therefore the screening from the countryside.
 - The two storey extension changes to the roof will impact the view from the listed building and be visible from the meadows (public open space).
 - The scale, footprint, massing and bulk will have a detrimental impact to the rural setting, which should be of a farmyard feel as per the original planning permission.
 - The significant increase in number of toilets and showers may adversely impact upon the existing property foul water treatment plant.
- 4) **43 Wilderness Road, Hurstpierpoint. DM/25/0493** Minor alterations to external elevations (Retrospective) as approved under planning permission DM/23/0338 (Corrected plans received 14 April 2025).
RECOMMENDATION: The committee had no further comment.
- 5) **142 High Street, Hurstpierpoint. DM/25/0770** Installation of 8 Solar panels on roof to the rear of the property. 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.
- 6) **Southbrooks Farm, Danworth Lane, Hurstpierpoint. DM/25/0818** Relocation of car parking spaces, electric vehicle charging points and cycle stores, facilitated by amendments to the residential curtilage of two dwellings and an office
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 7) **Danworth Farm, Cuckfield Road, Hurstpierpoint. DM/25/0814** New mixed use barn for agricultural equipment storage and general storage for use by existing tenants, office and warehouse.
RECOMMENDATION: The committee noted that the application is on hold.
- 8) **110 College Lane, Hurstpierpoint. DM/25/0836** Proposed hip to gable loft conversion, with rear dormer. 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.
- 9) **19 Furzeland Way, Sayers Common. DM/25/0802** Single and first floor rear extensions.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 10) **135 College Lane, Hurstpierpoint. DM/25/0803** Proposed extensions and alterations.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission. The committee noted that the design is an improvement and supports the changes from the previous application. However, it was noted that there is no application on the portal.
- 11) **The Old House Mill Lane, Sayers Common. DM/25/0851** Proposed car port.
RECOMMENDATION: The committee noted that the application is on hold.
- 12) **14 Hassocks Road, Hurstpierpoint. DM/25/0868** Single storey rear infill extension, partial replacement of existing windows, 2no windows and creation of front driveway.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission for the infill extension, and rear garage. The committee would recommend refusal for the creation of a front driveway as they have concerns over safety of another exit onto a fast moving road and wish to point out the impact to the bus stop and the telegraph pole. They are concerned for the loss of the wildlife bank, that the aesthetic feel of the street scene would be impacted and that there would be an adverse impact on the conservation area. The committee would recommend that the conservation officer should look closely at this.
- 13) **Culvers, Church Fields, Hurstpierpoint. DM/25/0889** Demolition of existing garage and erection of replacement garage. Erection of ground floor and first floor side extension, alterations to internal and external layout, erection of solar panels and replacement of windows and doors.
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RECOMMENDATION: The committee's recommendation is that MSDC should give permission.

- 14) **Land South of Contego Safety, Wearmaster House, Malthouse Lane. DM/21/1118** Proposed variation of conditions 17 and 18 relating to planning application DM/21/1118 to allow 24 hours access to the site for 365 days a year with no exceptions and deliveries during the night. (description of application amended on 11/02/2025).

RECOMMENDATION: The committee notes that permission has already been granted

- 15) **Hurstpierpoint College, College Lane, Hurstpierpoint. DM/25/0063** Construction of a first floor extension and access stair at the northern end of the new swimming pool building. Accommodating two classrooms, staff office and ancillary accommodation (part retrospective) (Amended plans received 1 April 2025 showing proposed screening to plant on roof)

RECOMMENDATION: The committee had no further comment.

- 16) **Hurstpierpoint College, College Lane, Hurstpierpoint. DM/25/0953** Proposed pedestrian macadam path and safety railings to Senior School car park.

RECOMMENDATION: The committee's recommendation is that MSDC should give permission.

- 17) **Hurstpierpoint College, College Lane, Hurstpierpoint. DM/25/0954** Proposed pedestrian macadam path and safety railings to Senior School car park.

RECOMMENDATION: The committee's recommendation is that MSDC should give permission.

- 18) **Hurstpierpoint College, College Lane, Hurstpierpoint. DM/25/0891** Adjust ground levels in vestibule to enable level accessibility to main building.

RECOMMENDATION: The committee's recommendation is that MSDC should give permission.

- 19) **Former Methodist Church Hall, 42 Cuckfield Road, Hurstpierpoint. DM/25/0958** Application for permission in principle for development of up to 6no. residential dwellings across a floor space of up to 1,000sqm

RECOMMENDATION: The committee recommend MSDC should refuse permission.

The committee is concerned that significant statements in the applicant's planning statement are factually incorrect.

- The committee refutes the suggestion that the previous owners went to great lengths to identify an appropriate purchaser for the Methodist Church: no evidence of any formal marketing has been seen or evidenced in the year between closure in 2023 and auction in 2025.
- The Parish Council was interested in acquiring the building for the benefit of the local community but found the previous owners unwilling to engage, to the extent that the Parish Council and its appointed surveyor were initially unable to view the building. Access to the building was not granted until it was placed into auction in 2025. This is not in accordance with Criteria 1 of Policy DP25 which supports the retention and reuse of community facilities.
- The Parish Council made a competitive offer for the Methodist Church that was not much dissimilar to the final auction selling price.
- The application correctly states that the church has not been in use by community groups since December 2023, but the reason for this was because all community groups were evicted at that time by the previous owner.
- The Parish Council successfully took steps to have the building listed as an asset of community value in response to significant interest and direct approaches from community groups in the parish.
- The application lists 10 other local facilities for community groups. Only two of which are actually located within the village and walking distance for residents. The remaining eight are located in different towns and villages, most of which are a significant car journey away from Hurstpierpoint with no direct public transport links available to these locations.
- The village has a shortfall of community venues of this size and type, with demonstrable demand (see above re community asset listing).

Should MSDC be minded to give permission for this application, the Committee would support the dwellings in principle on the proviso that there are two off-street parking spaces per dwelling. On-street parking should be prohibited due to the current lack of on-street parking available and resultant parking challenges on Cuckfield Road and surrounding areas. Following the recent death of a cyclist on Cuckfield Road outside the Methodist Church (February 2024) the committee has serious concerns about public safety, particularly in respect to access on and off a busy road with reduced visibility due to the on-street parking. Consideration should also be given

to the existing bus stop at the location.

P24/25111 Information Items – Tree Applications. The committee noted the following applications:

- 1) 85 College Lane, Hurstpierpoint. DM/25/0931** Reduction of Liquid Amber by 1 meter
RECOMMENDATION: The committee had no objection.
- 2) Home Cottage, 4 High Street, Hurstpierpoint. DM/25/0956** Maple – fell
RECOMMENDATION: The committee had no objection.
- 3) Land North Of Church Green Cottages, Brighton Road, Hurstpierpoint. DM/25/0955** H1 and H2 - Holm Oak Saplings to be felled. C1 - 1 x Cypress Sapling to be felled. A1 and A2 - Ash Saplings to be felled.
RECOMMENDATION: The committee had no comment as it was a Parish Council application.

P24/25112 Enforcement Action – The committee noted the following updates: No notifications received.

P24/25113 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 28 Iden hurst, Hurstpierpoint. DM/24/3096** Proposed part single and two storey extension to front elevation.
(H&SC PC recommended refusal on original application)
- b) 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-k1003).
- c) Land to the north of Lyndon, Reeds Lane, Sayers Common. DM/25/0292** Full planning application for the retention of and further works for the erection of two residential dwellings (use class c3) with supporting infrastructure including access, parking and landscaping.
- d) 6 Idenhurst, Hurstpierpoint. DM/25/0714** Non material amendment to planning application DM/24/1894 - slight reduction in size of extension
- e) 1 Wintergreen Way, Sayers Common. DM/25/0359** Use of the land for siting a mobile home for ancillary use to the main dwellinghouse
- f) Hurstpierpoint College, College Lane Hurstpierpoint. DM/24/1623** Retrospective application for the expansion of existing car park area
- g) 12 St Georges Place, Hurstpierpoint. DM/25/0468** Single storey rear extension (part retrospective)
- h) Boars Mead Barn, Bullfinch lane, Hurstpierpoint. DM/25/0502** Change of use of agricultural building to a dwelling **(H&SC PC recommended refusal)**
- i) Land South of Contego Safety, Wearmaster House, Malthouse Lane, Hurstpierpoint. DM/24/2932** Proposed variation of conditions 17 and 18 relating to planning application DM/21/1118 to allow 24 hours access to the site for 365 days a year with no exceptions and deliveries during the night.

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

- a) Hurstpierpoint College, College Lane, Hurstpierpoint. DM/25/0644** Demolition of redundant swimming pool to enable future development.
- b) Contego Safety, Wearmaster House, Malthouse Lane, Hurstpierpoint. DM/24/2995** Non material amendment to planning application DM/21/1118 - to allow changes to the roof design. Reduction in the number of windows and repositioning of windows.

(3) Withdrawn: The Committee noted withdrawn applications:

- a) 1 Church Green Cottages, Brighton Road Hurstpierpoint DM/25/0701**
- b) 1 Wintergreen Way, Sayers Common DM/25/0358**
- c) Land North East of Amberley farm Bishopstone Lane, Ansty DM/25/0702**
- d) Ladymead Nursing Home, Ladymead Albourne Road, Hurstpierpoint DM/24/0845**

(4) Appeals: The Committee noted planning appeals:

- a) Moonshine Meadow, Cuckfield Road, Ansty. Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces. AP/25/0022**

There being no other business the meeting closed at 20:55

Chairman

