



Hurstpierpoint & Sayers Common Parish Council
Email: office@hurstpierpoint-pc.gov.uk
Website: www.hurstpierpoint-pc.gov.uk
Telephone: 01273 833264

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 2nd June 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

27th May 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. **Elect the Vice-Chair(s) of the Committee:** To elect the Vice-Chair (s) of the Planning Committee for the next year.
2. **Apologies for Absence:** To receive and accept apologies for absence.
3. **Declarations of Interest:** To note any declarations of interest.
4. **Minutes of the Planning Committee held on 28th April 2025:** To receive and accept the minutes.
5. **Matters arising from the Meeting of the Planning Committee held on 28th April 2025:** To consider matters arising.
6. **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.
7. **Planning applications - Committee decision:** To consider the following and make RECOMMENDATIONS to the Planning Authority:
 - 7.1) **DM/25/1046 Newtons, 40 New Way Lane, Hurstpierpoint, BN6 9BB.** Proposed two storey front, rear and side extensions with a Juliette balcony to the first floor rear elevation and an extension to the existing garage to create a double garage.
 - 7.2) **DM/25/0851 The Old House, Mill Lane, Sayers Common, BN6 9HL.** Proposed car port (amended location plan received 24/04/2025).
 - 7.3) **DM/25/0643 142 High Street, Hurstpierpoint, BN6 9PX.** Proposed single-storey rear extension with 2 no.rooflights, replacement conservation area style sash windows to front elevation, and sunpipe to rear roof elevation. (Amended plans received 06.05.2025 and certificate received 08.05.2025).
 - 7.4) **DM/25/1211 Washbrooks Family Farm, Brighton Road, Hurstpierpoint, BN6 9EF.** Erection of a cattle barn 40m x 10m for straw based winter housing of pedigree Dester herd. 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.
 - 7.5) **DM/25/1208 Friday Ad Ltd, London Road, Sayers Common, BN6 9HS.** Variation of condition 2 of planning application DM/23/2039 to allow for changes to the scheme.

- 7.6) **DM/25/1214 13 High Street, Hurstpierpoint, BN6 9TT.** Partial removal of garden wall. Construction of hard landscaped area across the front amenity space for off street parking, with associated dropped kerb.
- 7.7) **DM/25/1215 13 High Street, Hurstpierpoint, BN6 9TT.** Partial removal of garden wall. Construction of hard landscaped area across the front amenity space for off street parking, with associated dropped kerb.
- 7.8) **DM/25/1260 Goldings, 1 College Place, Hurstpierpoint, BN6 9AF.** Conversion of existing detached single storey garage, for ancillary use by occupants of main house.
- 7.9) **DM/25/0109 Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West.** Reserved Matters relating to application DM/21/3279 (Outline application DM/18/5114) for WBLR Phase 3 (A2300 pedestrian/cycle improvement), comprising the construction of a segregated 2 metre footway and 3 metre cycle track (Green Superhighway) and 2.75 metre verge along the northern side of the A2300, construction of a 3-metre shared use route with up to up to 1 metre verge along the southern side of the A2300, construction of a 3 metre shared use route along the western side of the A273 Jane Murray Way with up to 2.75 metre verge drainage works, fencing, lighting, landscaping and associated works.
- 7.10) **DM/25/1128 Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West.** Second phase of the Western Bridge and Link Road, comprising the construction of a two-lane single carriageway road, with 3m shared surface (cyclist/pedestrian) on the west side of the highway, and a segregated 5m cycleway/footway on the east side. Connecting to the first phase of WBLR at the roundabout junction on the A2300. Provision of Western Bridge, spanning 71m, carrying the highway and cycleway/footway over the River Adur and floodplain, connecting with future phases at the eastern extent. Includes provision of access to future residential areas, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting and landscaping.
- 7.11) **DM/25/0446 Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West.** The construction of a single carriageway link road from the tie-in with the proposed Western Bridge and Link Road (WBLR), through to the proposed tie-in with Eastern Bridge and Link Road (EBLR) including tie-ins to the existing B2036 Cuckfield Road. The primary east-west route will typically comprise of a new 6.5m carriageway with one 3m shared footway/cycleway and one 2m wide footway and two 2.75m verges. While the 6.5m wide carriageway will be consistent throughout, some sections of the primary east-west route will diverge from this typical arrangement to complement area specific requirements. The northern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and single 2m footway. The southern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and a short extension of the Green Super Highway extending to the driveway entrance servicing the existing Oak Barn Bar & Restaurant carpark. The western end of the east-west road corridor and the southern link to the B2036 Cuckfield Road will both facilitate connections to the Green Superhighway. All will be constructed to an adoptable standard, together with associated crossing points, earthworks and vegetation removal, surface water and foul drainage infrastructure, utilities corridors and diversions, road lighting, soft landscaping, including tree-planting and temporary fencing, onstreet parking and provision of in-line bus stops for bus services.
- 7.12) **DM/25/1291 Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS.** Proposed increase to the height of the existing fencing surrounding the netball courts by installing a new 4 metre fence including the installation of four new lighting columns at a height of 8 metres, each fitted with LED floodlights; and resurfacing of the existing non-permeable court.
- 7.13) **DM/25/1140 Jewson, Cuckfield Road, Goddards Green, BN6 9LG.** Reconfiguration of existing builders merchant (sui generis) comprising new yard layout including revised external storage arrangements and HGV servicing zone, and associated works.
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8. Information Items – Tree Applications:

- 8.1) **DM/25/1142 Trinity Court, Brown Twins Road, Hurstpierpoint.** Oak Tree (T1) - Crown Reduce by up to 2 metres
- 8.2) **DM/25/1160 7 Sunleigh Court, Western Road, Hurstpierpoint.** Leylandii (T1) – Fell
- 8.3) **DM/25/1230 158 Western Road, Hurstpierpoint.** T1 Box Elder - reduce crown by 2m, T2 Hazel - reduce crown by 1m, T3 Hazel - Crown reduce by 2m and thin by 20%
- 8.4) **DM/25/1358 25 High Street, Hurstpierpoint.** Beech (T1) - Reduce canopy on Eastern side by 2m and raise crown to 4m

9. Enforcement Action Updates: No notifications received.

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

10.1 Granted: to note permissions granted by MSDC:

- a) **DM/25/0774** 37 Nursery Close, Hurstpierpoint. Proposed replacement of existing conservatory with single storey pitched roof extension.
- b) **DM/25/0613** Danworth Farm, Cuckfield Road, Hurstpierpoint. 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 (prior approval granted).
- c) **DM/25/0669** 44 College Lane, Hurstpierpoint. Proposed porch extension.
- d) **DM/25/0770** 142 High Street, Hurstpierpoint. Installation of 8 solar panels on roof to the rear of the property.
- e) **DM/25/0117** Hurstpierpoint College, College Lane. To upgrade the lighting infrastructure by installing energy-efficient led clearflood units on existing lighting posts within the car park (retrospective).
- f) **DM/23/0338** 43 Wilderness Road, Hurstpierpoint. Minor alterations to external elevations (retrospective) as approved under planning permission DM/23/0338.
- g) **DM/25/0175** 7 Whites Close, Hurstpierpoint. Garage conversion, loft conversion and internal alterations.
- h) **DM/25/0674** 142 High Street, Hurstpierpoint. Proposed demolition of existing garage and replacement garage building.
- i) **DM/25/0803** 135 College Lane, Hurstpierpoint. Proposed extensions and alterations.
- j) **DM/25/1068** Hurstpierpoint College, College Lane, Hurstpierpoint. Demolition of redundant swimming pool to enable future development.
- k) **DM/25/1075** Littleway, West Furlong Lane, Hurstpierpoint. Non-material amendment to planning application dm/24/0792 - for the removal of the following wording: supporting tree report received 26.09.2024 and amended plans including design amendments received 01.10.2024.
- l) **DM/25/0802** 19 Furzeland Way, Sayers Common. Single and first floor rear extensions
- m) **DM/25/0891** Hurstpierpoint College, College Lane. adjust ground levels in vestibule to enable level accessibility to main building.

10.2 Refused: to note refusals by MSDC:

- a) **DM/25/1231** Land at 147 to 149, College Lane, Hurstpierpoint. Non material amendment to application DM/24/1139 - removal of chimneys to plots 1 and 4. Minor amendment to single storey rear projection on plots 2, 3, 5 and 6. Correction of error to roof design as shown for plot 7.

10.3 Withdrawn: to note withdrawn applications:

- a) **DM/25/0710** Goldings, 1 College Place, Hurstpierpoint.
- b) **DM/25/0836** 110 College Lane. Hurstpierpoint.

10.4 Appeals: to note planning appeals

- a) **SDNP/24/00074/REF** Land at Queens Field, New Way Lane, Hurstpierpoint. Erection of agricultural barn, temporary dwelling in connection with agricultural use, access track (APPEAL DISMISSED)
 - b) **AP/25/0022** Moonshine Meadow, Cuckfield Road. Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces.
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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.
