



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 30th 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

24th June 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 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 2nd June 2025:** To receive and accept the minutes.
4. **Matters arising from the Meeting of the Planning Committee held on 2nd June 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/25/1337](#) 148 Western Road, Hurstpierpoint, BN6 9TB.
Proposed loft conversion and rear dormers and front roof lights.
 - 6.2) [DM/25/1338](#) 148 Western Road, Hurstpierpoint, BN6 9TB.
Proposed Rear Extension.
 - 6.3) [DM/25/1379](#) Land At 147 To 149 College Lane, Hurstpierpoint.
Variation of Condition 2 relating to DM/24/1139 to allow changes to plans for minor amendments of the housetypes.
 - 6.4) [DM/25/1395](#) Land West of Burgess Hill between the A273 and A2300, Burgess Hill.
Non material amendment to application DM/20/0254 - variation of the wording of the planning permission DM/20/0254 to omit the reference to the bridleway and reference to amended plans. (already approved)
 - 6.5) [DM/25/1410](#) 5 St Lawrence Way, Hurstpierpoint, BN6 9SH.
Proposed single storey side flat roof extension and single storey rear pitched roof extension.
 - 6.6) [DM/25/1396](#) Land West Of Burgess Hill Between The A273 And A2300, Burgess Hill.
Variation of condition no 5 relating to planning application DM/20/0254 (as amended by NMA ref DM/25/1395) - Update to reflect a proposed change to remove the grey chippings from the footway surfacing.

- 6.7) [DM/25/1345](#) **110 College Lane, Hurstpierpoint, BN6 9AJ.**
New obscure glazed fixed window in north elevation.
- 6.8) [DM/25/1530](#) **110 College Lane, Hurstpierpoint, BN6 9AJ.**
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.
- 6.9) [DM/25/1061](#) **Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH.**
Proposed garage.
- 6.10) [DM/25/1445](#) **22 High Street, Hurstpierpoint, BN6 9TY.**
Proposed ground floor extension of garden room to rear including alterations to two windows.
- 6.11) [DM/25/1392](#) **Freeman Brothers, 126 High street, Hurstpierpoint, BN6 9PX.**
Non material amendment to planning application DM/23/2432 - remove the date from the consented description to allow for variations to the consent. (already approved and not sent to us)
- 6.12) [DM/25/1444](#) **74 Western Road, Hurstpierpoint, BN6 9TB.**
Rear extension and loft conversion.
- 6.13) [DM/25/1411](#) **8 Cuckfield Road, Hurstpierpoint, BN6 9RU.**
Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front facade, reinstatement of chimney to front roof slope and other related minor amendments throughout.
- 6.14) [DM/25/1506](#) **12 Western Road, Hurstpierpoint, BN6 9TA.**
Single storey side extension, part 2 storey part single storey rear extension. Alterations to the existing front wall and piers to enlarge openings and installation of two new gates.
- 6.15) [DM/25/1522](#) **Littleway, West Furlong Lane, Hurstpierpoint, BN6 9RH.**
Variation of condition 2 relating to DM/24/0792 to allow for amendment to 2 approved drawings.
- 6.16) [DM/25/1532](#) **Garage Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint, BN6 9QY.**
Application for an Existing Certificate of Lawful Use or Development for the use of part of the annex as a separate independent unit of residential accommodation. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.
- 6.17) [DM/25/1412](#) **8 Cuckfield Road, Hurstpierpoint, BN6 9RU.**
Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front facade, reinstatement of chimney to front roof slope and other related minor amendments throughout.
- 6.18) [DM/25/1549](#) **Land Adjacent To The Meadows Little Park Farm, Marchants Close, Hurstpierpoint, BN6 9UZ**
Single proposed dwelling.
- 6.19) [DM/25/0889](#) **Culvers Church Fields, Hurstpierpoint, BN6 9TU**
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. (Amended plans received 17.06.2025)
- 6.20) [DM/25/0814](#) **Danworth Farm, Cuckfield Road, Hurstpierpoint, BN6 9GL.**
New mixed use barn for agricultural equipment storage and general storage for use by existing tenants, office and warehouse.
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7) Information Items – Tree Applications:

7.1) [DM/25/1370](#) 5 Hurst Gardens, Hurstpierpoint, BN6 9ST.

Oak Tree - remove lowest forked branch back to trunk and reduce back other overhanging growth by 2-2.5 m and no further than previous cut points.

7.2) [DM/25/1435](#) 21 Cuckfield Road, Hurstpierpoint, BN6 9RP.

(T1) Bay Tree – Fell.

7.3) [DM/25/1385](#) Land Adj. To 1 - 8 Willow Gardens, Hurstpierpoint.

London Plan tree - Crown reduce and shape by 3-4m in height and shape lateral growth to balance.

7.4) [DM/25/1358](#) 25 High Street Hurstpierpoint, BN6 9TT.

Beech (T1) - Reduce canopy on Eastern side by 2m and raise crown to 4m.

7.5) [DM/25/1510](#) 22 College Lane, Hurstpierpoint, BN6 9AQ.

Ash (T1) – Fell.

7.6) [DM/25/1502](#) 1 Church Green Cottages, Brighton Road, Hurstpierpoint, BN6 9TS.

T1 Hazel - Fell.

8) Street Naming:

8.1) [DM/25/1379](#) Land At 147 To 149, College Lane, Hurstpierpoint.

The Parish Council have been informed by MSDC that the development consists of 7 new dwellings and will require the creation of a new street. The developers have provided the following suggestion and their reasoning behind it/them:-

Hurstfield Way *Historical Reference: Combines the name of the village with "field," referencing the agricultural history of the area. Why It Fits: Highlights the rural and agricultural heritage of Hurstpierpoint.*

The Parish Council have been asked to decide if they would like to go ahead with this name or provide their own suggestion.

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/25/0063](#) Hurstpierpoint College, College Lane, Hurstpierpoint.

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)

b) [DM/25/0953](#) Hurstpierpoint College, College Lane, Hurstpierpoint.

Proposed pedestrian macadam path and safety railings to Senior School car park.

c) [DM/25/0954](#) Hurstpierpoint College, College Lane, Hurstpierpoint.

Proposed pedestrian macadam path and safety railings to Senior School car park.

d) [DM/25/1395](#) Land West of Burgess Hill between the A273 and A2300, Burgess Hill.

Non material amendment to application DM/20/0254 - variation of the wording of the planning permission DM/20/0254 to omit the reference to the bridleway and reference to amended plans.

e) [DM/25/0643](#) 142 High Street, Hurstpierpoint.

Proposed single-storey rear extension with 2 no.rooflights, replacement conservation area style sash windows to front elevation, and sunpipe to rear roof elevation.

f) [DM/25/1160](#) 7 Sunleigh Court, Western Road, Hurstpierpoint.

Leylandii (t1) – fell

g) DM/25/1142 Trinity Court, Brown Twins Road, Hurstpierpoint.
Oak tree (t1) - crown reduce by up to 2 metres

h) DM/25/1392 Freeman Brothers, 126 High Street, Hurstpierpoint.
Non material amendment to planning application dm/23/2432 - remove the date from the consented description to allow for variations to the consent

i) DM/25/1142 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%.

10.2 Refused: to note refusals by MSDC:

a) **DM/25/0785** The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint.
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.

10.3 Withdrawn: to note withdrawn applications:

10.4 Appeals: to note planning appeals

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.
