



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 2nd June 2025 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present: Cllr Julia Shorrocks (Chair) Cllr Michael Avery Cllr Lindsay Thompson
Cllr Sarah Baldey Cllr Susan Dyke Cllr David Evans
Cllr Helena Browne

Also present: Gemma Porteous (assistant Clerk)

P25/26001: Elect the Vice-Chair(s) of the Committee. To elect the Vice-Chair(s) of the Planning Committee for the ensuing year. It was **RESOLVED** that the Planning Committee elects Cllr Helen Bedford to be Vice-Chair for the ensuing year.

P25/26002: Apologies for Absence: Apologies were received and accepted from:
Cllr Helen Bedford Cllr Bob Sampson

P25/25003: Declarations of Interest: There were no declarations of interest.

P25/26004: Minutes of the Planning Committee meeting held on 28th April 2025: The committee reviewed the minutes, and it was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 28th April 2025.

P25/26005: Matters arising from the Meeting of the Planning Committee held on 28th April 2025. There were no matters arising.

P25/26006: Adjournment for questions from the public: Members agreed to adjourn the meeting to receive questions from the public in attendance

P25/26007: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **Newtons, 40 New Way Lane, Hurstpierpoint. DM/25/1046** 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.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 2) **The Old House, Mill Lane, Sayers Common. DM/25/0851** Proposed car port (amended location plan received 24/04/2025).
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 3) **142 High Street, Hurstpierpoint. DM/25/0643** 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).
RECOMMENDATION: The committee had no further comment.
- 4) **Washbrooks Family Farm, Brighton Road, Hurstpierpoint. DM/25/1211** 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.
RECOMMENDATION: The committee had no comment.

- 5) **Friday Ad Ltd, London Road, Sayers Common. DM/25/1208** Variation of condition 2 of planning application DM/23/2039 to allow for changes to the scheme.
RECOMMENDATION: Our recommendation is that MSDC should give permission. The committee is satisfied with the revised plans noting the reduced scale and supports bringing the site back into use. As per the comments submitted on the previous application, the committee request conditions are applied concerning noise, access, work restricted to taking place Monday – Friday only due to the close proximity of residents. Porsche to work with contractors to minimise construction traffic coming through Sayers Common village.
- 6) **13 High Street, Hurstpierpoint. DM/25/1214** Partial removal of garden wall. Construction of hard landscaped area across the front amenity space for off street parking, with associated dropped kerb.
RECOMMENDATION: The committee are minded to support the application because removing another car off the road in this area of Hurstpierpoint is essential. On road parking in this area creates hazards for all road users. Adjacent properties have implemented similar off road parking solutions.
- 7) **13 High Street, Hurstpierpoint. DM/25/1215** Partial removal of garden wall. Construction of hard landscaped area across the front amenity space for off street parking, with associated dropped kerb.
RECOMMENDATION: The committee are minded to support the application because removing another car off the road in this area of Hurstpierpoint is essential. On road parking in this area creates hazards for all road users. Adjacent properties have implemented similar off road parking solutions.
- 8) **Goldings, 1 College Place, Hurstpierpoint. DM/25/1260** Conversion of existing detached single storey garage, for ancillary use by occupants of main house.
RECOMMENDATION: The committee's recommendation is that MSDC should give permission.
- 9) **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. DM/25/0109** 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.
RECOMMENDATION: The committee support the cycle routes and look forward to them all joining up.
- 10) **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. DM/25/1128** 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.
RECOMMENDATION: The committee had no comment.
- 11) **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. DM/25/0446** 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
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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.

RECOMMENDATION: The committee had no comment.

- 12) **Hurstpierpoint College, College Lane, Hurstpierpoint. DM/25/1291** 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.

RECOMMENDATION: The committee are in favour of the lighting be upgraded to energy efficient lighting and would like to reiterate that whenever the lighting is updated, it should always reduce the overall glare and light spill from the site.

- 13) **Jewson, Cuckfield Road, Goddards Green. DM/25/1140** Reconfiguration of existing builders merchant (sui generis) comprising new yard layout including revised external storage arrangements and HGV servicing zone, and associated works.

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

P25/26008 Information Items – Tree Applications. The committee noted the following applications:

- 1) **Trinity Court, Brown Twins Road, Hurstpierpoint. DM/25/1142** Oak Tree (T1) - Crown Reduce by up to 2 metres

RECOMMENDATION: The committee had no objection.

- 2) **7 Sunleigh Court, Western Road, Hurstpierpoint. DM/25/1160** Leylandii (T1) – Fell

RECOMMENDATION: The committee had no objection.

- 3) **158 Western Road, Hurstpierpoint. DM/25/1230** T1 Box Elder - reduce crown by 2m, T2 Hazel - reduce crown by 1m, T3 Hazel - Crown reduce by 2m and thin by 20%

RECOMMENDATION: The committee had no objection.

- 4) **25 High Street, Hurstpierpoint. DM/25/1358** Beech (T1) - Reduce canopy on Eastern side by 2m and raise crown to 4m

RECOMMENDATION: The committee had no objection.

P25/26009 Enforcement Action – The committee noted the following updates: No notifications received.

P25/26010 MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

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

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

- a) Land at 147 to 149, College Lane, Hurstpierpoint. **DM/25/1231** 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.

(3) Withdrawn: The Committee noted withdrawn applications:

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

(4) Appeals: The Committee noted planning appeals:

- a) Land at Queens Field, New Way Lane, Hurstpierpoint. Erection of agricultural barn, temporary dwelling in connection with agricultural use, access track (APPEAL DISMISSED) **SDNP/24/00074/REF**
- b) Moonshine Meadow, Cuckfield Road. 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 20:39.

Chairman