



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 30th 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 Helen Bedford

Also present: Gemma Porteous (assistant Clerk)

P25/26011: Apologies for Absence: Apologies were received and accepted from: Cllr Bob Sampson

P25/25012: Declarations of Interest: Cllr Sarah Baldey declared a pecuniary interest on 6.16 Garage Annexe, Big Edgerley Barn, College Lane - DM/25/1532

P25/26013: Minutes of the Planning Committee meeting held on 2nd June 2025: The committee reviewed the minutes, and it was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 2nd June 2025.

P25/26014: Matters arising from the Meeting of the Planning Committee held on 2nd June 2025. There were no matters arising.

P25/26015: Adjournment for questions from the public: Members agreed to adjourn the meeting to receive questions from the public in attendance

P25/26016: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **48 Western Road, Hurstpierpoint. DM/25/1337** Proposed loft conversion and rear dormers and front roof lights.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 2) **48 Western Road, Hurstpierpoint. DM/25/1338** Proposed Rear Extension
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 3) **Land At 147 To 149 College Lane, Hurstpierpoint. DM/25/1379** Variation of Condition 2 relating to DM/24/1139 to allow changes to plans for minor amendments of the housetypes.
RECOMMENDATION: The committee recommends that MSDC grant permission, as the amendments do not significantly alter the plans previously approved.
- 4) **Land West of Burgess Hill between the A273 and A2300, Burgess Hill. DM/25/1395** 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)
RECOMMENDATION: Already approved by MSDC
- 5) **5 St Lawrence Way, Hurstpierpoint. DM/25/1410** Proposed single storey side flat roof extension and single storey rear pitched roof extension.
RECOMMENDATION: The Parish Council has no objection to the application in principle but feel that the proposed plans are not sympathetic to the original dwelling.

- 6) **Land West Of Burgess Hill Between The A273 And A2300, Burgess Hill. DM/25/1396** 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.
RECOMMENDATION: The committee recommends that MSDC grant permission. The Parish Council agree that the chippings are not visually pleasing and should be changed.
- 7) **110 College Lane, Hurstpierpoint. DM/25/1345** New obscure glazed fixed window in north elevation.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 8) **110 College Lane, Hurstpierpoint. DM/25/1530** 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 does not object to the application in principle, but questions whether it contributes positively to character of the property and the College Lane street scene. The committee does not feel qualified to comment on the lawfulness of this application.
- 9) **Gatehouse Farm, 1 Birdcage Lane, Goddards Green. DM/25/1061** Proposed garage.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 10) **22 High Street, Hurstpierpoint. DM/25/1445** Proposed ground floor extension of garden room to rear including alterations to two windows.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 11) **Freeman Brothers, 126 High street, Hurstpierpoint. DM/25/1392** 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)
RECOMMENDATION: Already approved by MSDC
- 12) **74 Western Road, Hurstpierpoint. DM/25/1506** Rear extension and loft conversion.
RECOMMENDATION: The committee recommends that MSDC grant permission if the application is complete and valid.
- 13) **8 Cuckfield Road, Hurstpierpoint. DM/25/1411** 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.
RECOMMENDATION: The committee recommends that MSDC grant permission. The committee are pleased to see the building being sympathetically restored and found the historic synopsis informative and fascinating.
- 14) **12 Western Road, Hurstpierpoint. DM/25/1506** 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.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 15) **Littleway, West Furlong Lane, Hurstpierpoint. DM/25/1522** Variation of condition 2 relating to DM/24/0792 to allow for amendment to 2 approved drawings.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 16) **Garage Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint. DM/25/1532** 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.
RECOMMENDATION: The committee had no comment.
- 17) **8 Cuckfield Road, Hurstpierpoint. DM/25/1412** 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
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related minor amendments throughout.

RECOMMENDATION: The committee recommends that MSDC grant permission. The committee are pleased to see the building being sympathetically restored and found the historic synopsis informative and fascinating.

18) Land Adjacent To The Meadows Little Park Farm, Marchants Close, Hurstpierpoint. DM/25/1549 Single proposed dwelling

RECOMMENDATION: The committee recommend MSDC should refuse the application for the following reasons:

- DP 34 – The proposed dwelling is detrimental to the rural setting of the Grade II* listed ‘Little Park Farm’
- DP 12 – Protection and Enhancement of the countryside – the proposal does not align with the objectives of this policy
- Over development of the site. The original permission was granted with the understanding that the site had to maintain the original farmyard character. The addition of another property would significantly detract from this.
- We note that the developer has not complied with the enforcement notice related to the installation of fencing which has contributed to the urbanisation of the area and detracts from its rural character.
- The proposed dwelling is too close to mature trees, and would result in the plot falling within the construction exclusion zone in condition 16 of original planning.

19) 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. (Amended plans received 17.06.2025)

RECOMMENDATION: The committee recommends that MSDC grant permission. The PC had no objection to the proposed solar panels or the size of the garage, they consider the inclusion of a hipped roof to be an improvement to the design. The PC suggests that discreet solar panels, appropriate to and in keeping with the conservation area, be considered due to their environmental benefit.

20) 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 recommends that MSDC grant permission, but requests that the location of the mature trees be checked to ensure the building is not positioned too close to any of them.

P25/26017: Information Items – Tree Applications. The committee noted the following applications:

- 1) **5 Hurst Gardens, Hurstpierpoint. DM/25/1370** 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.
RECOMMENDATION: The committee had no objection.
 - 2) **21 Cuckfield Road, Hurstpierpoint. DM/25/1435 (T1)** Bay Tree – Fell
RECOMMENDATION: The committee had no objection.
 - 3) **Land Adj. To 1 - 8 Willow Gardens, Hurstpierpoint. DM/25/1385** London Plan tree - Crown reduce and shape by 3-4m in height and shape lateral growth to balance.
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.
 - 5) **22 College Lane, Hurstpierpoint. DM/25/1510** Ash (T1) – Fell.
RECOMMENDATION: The committee had no objection.
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- 6) **1 Church Green Cottages, Brighton Road, Hurstpierpoint. DM/25/1502** T1 Hazel – Fell

RECOMMENDATION: The committee had no objection.

P25/26018: Street Naming

- 1) Land At 147 To 149, College Lane, Hurstpierpoint DM/25/1379

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.

RESOLVED: The committee referenced the Tithe Map from 1842, field 787 'Mole Hilly Field' for this area and agreed to submit the following street name to MSDC

- Mole Hilly Way

P25/26019: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26020: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 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)
- b) Hurstpierpoint College, College Lane, Hurstpierpoint. **DM/25/0953** Proposed pedestrian macadam path and safety railings to Senior School car park.
- c) Hurstpierpoint College, College Lane, Hurstpierpoint. **DM/25/0954** Proposed pedestrian macadam path and safety railings to Senior School car park.
- d) Land West of Burgess Hill between the A273 and A2300, Burgess Hill. **DM/25/1395** 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) 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.
- f) 7 Sunleigh Court, Western Road, Hurstpierpoint. **DM/25/1160** Leylandii (t1) – fell
- g) Trinity Court, Brown Twins Road, Hurstpierpoint. **DM/25/1142** Oak tree (t1) - crown reduce by up to 2 metres
- h) Freeman Brothers, 126 High Street, Hurstpierpoint. **DM/25/1392** Non material amendment to planning application dm/23/2432 - remove the date from the consented description to allow for variations to the consent
- i) 158 Western Road, Hurstpierpoint. **DM/25/1142** T1 box elder - reduce crown by 2m, t2 hazel - reduce crown by 1m, t3 hazel - crown reduce by 2m and thin by 20%

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

- a) 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.

(3) Withdrawn: The Committee noted withdrawn applications:

There were no withdrawals

(4) Appeals: The Committee noted planning appeals:

There were no appeals

P25/26021: The committee formally thanked Assistant Clerk Porteous for the introduction of planning application hyperlinks direct to the portal.

There being no other business the meeting closed at 21:00

Chairman

