



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 1st September 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

26th August 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 28th July 2025:** To receive and accept the minutes.
- 4. Matters arising from the Meeting of the Planning Committee held on 28th July 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/25/1893](#) 112 Cuckfield Road, Hurstpierpoint, BN6 9RZ.**
Proposed garage conversion.
 - 6.2) [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.
 - 6.3) [DM/25/1906](#) 5 Idenhurst, Hurstpierpoint, BN6 9XZ.**
Existing garage to be converted into a habitable living area. 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.
 - 6.4) [DM/25/1855](#) 65 Cuckfield Road, Hurstpierpoint, BN6 9RR.**
Single storey extension to the front of the house.
 - 6.5) [DM/25/1337](#) 148 Western Road, Hurstpierpoint, BN6 9TB.**
Proposed loft conversion, rear dormer and roof light, and 2 No.front roof lights (Amended description and plans 30.07.2025
 - 6.6) [DM/25/1758](#) Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH.**
Variation of condition No's: 2,19 and 20 of planning application DM/23/2794 - to reflect updated noise report and revised plans

- 6.7) **DM/25/1945** Five Oaks Lodge, Pomper Lane, Hurstpierpoint, BN6 9LJ.
Prior approval for the change of use of an agricultural building to become a two bedroom residential unit.
- 6.8) **DM/25/1947** Flat 40, High Street, Hurstpierpoint, BN6 9RG.
Demolish existing shed and rebuild a new shed.
- 6.9) **DM/25/1921** East Lodge Farm, Malthouse Lane, Hurstpierpoint, BN6 9LA.
Proposal for 7 new build houses
- 6.10) **DM/25/1769** Fairhaven, Abberton Field, Hurstpierpoint, BN6 9QD.
Proposed two storey front and side extensions, single storey rear extension. Amendments and additions to fenestration, new larch cladding. Solar panels, thermal upgrade measures and air source heat pump. New gabion basket retaining wall. (Amended plans received 13.08.2025 and amended description 14.08.2025)
- 6.11) **DM/25/2018** Bridgers Farmhouse, Langton Lane, Hurstpierpoint, BN6 9HA.
Proposed addition of a bespoke timber orangery to rear elevation.
- 6.12) **DM/25/2017** Bridgers Farmhouse, Langton Lane, Hurstpierpoint, BN6 9HA.
Proposed addition of a bespoke timber orangery to rear elevation.

7) Information Items – Tree Applications:

- 7.1) **DM/25/1916** 16 Cuckfield Road, Hurstpierpoint, BN6 9SA
Magnolia (T1) - reduce crown by 1m.

8. Enforcement Action Updates: No notifications received.

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

9.1 Granted: to note permissions granted by MSDC:

- a) **DM/25/1816** Gatehouse Farm, 1 Birdcage Lane, Goddards Green.
Non material amendment to application dm/23/2794 to remove the wording 'amended plans received 4th March 2024 showing a 2.5 metre high acoustic fence along the eastern and part northern boundary and the submission of a noise report.
- b) **DM/25/1046** Newtons, 40 New Way Lane, Hurstpierpoint.
Proposed two storey front, rear and side extensions with an extension to the existing garage to create a double garage.
- c) **DM/25/0868** 14 Hassocks Road, Hurstpierpoint.
Single storey rear infill extension and partial replacement of existing windows, 2no windows.
- d) **DM/25/0784** The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint.
Proposed fencing (**H&SC PC recommended refusal**)
- e) **DM/25/1338** 148 Western Road, Hurstpierpoint.
Proposed Rear Extension.
- f) **DM/25/1522** Littleway, West Furlong Lane, Hurstpierpoint.
Variation of condition 2 relating to DM/24/0792 to allow for amendment to 2 approved drawings.
- g) **DM/25/1530** 110 College Lane, Hurstpierpoint.
Hip to gable loft conversion with rear dormer.
- h) **DM/25/0889** Culvers, Church Fields, Hurstpierpoint.
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.
- i) **DM/25/1532** Garage Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint.
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.
- j) **DM/25/1565** 126 High Street Hurstpierpoint.
Variation of condition 1 relating to DM/23/2432, as amended by NMA DM/25/1392, to allow for revised plans.
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k) DM/25/1411 and DM/25/1412 8 Cuckfield Road, Hurstpierpoint.

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.

l) DM/25/1837 Land east of Hurst Wickham Barn, College Lane, Hurstpierpoint. Certificate of lawful use or development (existing). Proposal: Commencement of development pursuant to planning permission DM/22/1616 through the undertaking of material development works onsite was deemed lawful on 17th July 2025.

m) DM/25/1680 The Old Dairy, Little Park Farm, Marchants Close, Hurstpierpoint. Replacement of aluminium framed windows with new timber casement windows, new porch and relocation / replacement of rooflights was granted permission on 15th August 2025.

n) DM/25/1824 37 Orchard Way, Hurstpierpoint. Pitched roof rear extension extending beyond the rear wall of the original house by 8 metres to maximum height of 3.50 metres and the height at the eaves to 2.50 metres was granted permission, as approval was not required under permitted development, on 21st August 2025.

o) DM/25/1527 84-88 High Street Pitt Court High Street Hurstpierpoint. Retrospective replacement of fascia, soffits and barge boards in white UPVC. I advise that your application was Granted Permission on 22nd August 2025.

9.2 Refused: to note refusals by MSDC: (As H&SC PC recommendation, except where noted).

a) DM/25/1444 74 Western Road, Hurstpierpoint.

Rear extension and loft conversion. **(H&SC PC recommended approval)**

9.3 Withdrawn: to note withdrawn applications:

There are no withdrawals.

9.4 Appeals: to note planning appeals

a) DM/25/0785: Appeal Reference AP/25/0039: The Meadows Little Park Farm, Marchants Close, Hurstpierpoint (Planning Inspectorate Ref: APP/D3830/D/25/3367780). 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. Appeal submitted to the Secretary of State on 21st August 2025 against the MSDC decision to refuse.

b) DM/24/2467: Maltings Farm, Malthouse Lane, Hurstpierpoint. Planning Inspector Appeal Ref: APP/D3830/W/25/3361330. Appeal Dismissed on 21st August 2025.

10. Mid Sussex District Council Street Naming and Numbering Policy: To consider MSDC's revised Street Naming and Numbering policy and submit any comments by 9th September 2025.

11. Street Naming

11.1) DM/25/1379 Land at 147 to 149, College Lane, Hurstpierpoint.

The developer has requested the Parish Council reconsider the street name suggestion for this development again.

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.
