



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 28th July 2025 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present: Cllr Julia Shorrocks (Chair) Cllr Helen Bedford
Cllr Michael Avery Cllr Bob Sampson

Also present: Gemma Porteous (assistant Clerk)

P25/26022: Apologies for Absence: Apologies were received and accepted from:

Cllr Lindsay Thompson Cllr Susan Dyke Cllr Sarah Baldey

P25/25023: Declarations of Interest: There were no declarations of interest.

P25/26024: Minutes of the Planning Committee meeting held on 30th June 2025: The committee reviewed the minutes, and noted the amendment of P25/26013 stating that Sarah Baldey left the room during the duration of application 6.16 being discussed. It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 30th June 2025 as amended.

P25/26025: Matters arising from the Meeting of the Planning Committee held on 30th June 2025. There were no matters arising.

P25/26026: Adjournment for questions from the public: There was one member of the public present interested in 6.10

P25/26027: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **Land Rear Of Chesapeake Reeds Lane, Sayers Common. DM/25/1434** Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works.

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

- This does not meet the criteria for a sustainable development.
- The overall design and layout of the development is poor and inadequate. Some amenities spaces are poorly situated, with some not directly attached to the associated properties and some are overshadowed by trees located on neighbouring land.
- The development would create an additional access onto Reeds Lane, directly opposite 30 other properties, increasing the risk of traffic conflicts and accidents.
- Lack of visibility on Reeds Lane.
- Sewage and Drainage impacts.
- Visual evidence of flooding.
- Lack of Infrastructure.
- The objection is supported by evidence submitted by 1 Kingsland Cottages, which highlights local concerns and provides further details on the issues mentioned above.
- The application is contrary to:
 - DP14 -Sustainable Rural Development
 - DP26 – Character and Design
 - DP 39 – Sustainable Design and Construction

- DP41 – Flood Risk and Damage
- DP42 – Water Infrastructure and Water Environment
- H1C- Enhance flood and drainage management in Sayers Common
- H3 – Drainage Issues in Sayers Common

- 2) **126 High Street, Hurstpierpoint. DM/25/1565** Variation of condition 1 relating to DM/23/2432, as amended by NMA DM/25/1392, to allow for revised plans.

RECOMMENDATION: The committee had no further comment.

- 3) **Willowbrook Danworth Lane, Hurstpierpoint. DM/25/1406** Proposed conversion and extension of hay barn to create 1 no. one bedroom dwelling with two proposed parking spaces and removal of existing mobile home.

RECOMMENDATION: The committee recommends that MSDC should refuse the application based on the same grounds as the previously refused and dismissed appeal on application DM/23/0746 in 2023:

- Design is poor quality.
- It does not enhance the countryside.
- Not sustainable.
- It is situated within an area of restraint/countryside.
- The application is contrary to:
 - DP12 – Countryside protection.
 - DP15 - New homes in the countryside.
 - Neighbourhood plan – Countryside aim 1 – Quiet lanes

- 4) **12 Western Road, Hurstpierpoint. DM/25/1506** Single storey side extension, part two storey part single storey rear extension. Alterations to the existing front wall and piers to enlarge openings and installation of two new gates. (amended plans received 16.07.2025)

RECOMMENDATION: The committee have no further comment.

- 5) **Newtons, 40 New Way Lane, Hurstpierpoint. DM/25/1046** Proposed two storey front, rear and side extensions with an extension to the existing garage to create a double garage. Amended Plans received 10.06.2025 which remove the originally proposed Juliette balcony at first floor on the rear elevation, reduce the height and scale of the southern side extension and amend the materials/detailing on the proposed front extension.

RECOMMENDATION: Already Granted by MSDC.

- 6) **14 Hassocks Road, Hurstpierpoint. DM/25/0868** Single storey rear infill extension, partial replacement of existing windows, 2no windows and creation of front driveway. (Amended redline site plan received 17/04/2025) . (Amended plans received removing the creation of front driveway 30/06/2025)

RECOMMENDATION: The committee recommends that MSDC grant permission, now that the new amended plans show the removal of the front driveway plan.

- 7) **The Old Dairy, Little Park Farm, Marchants Close, Hurstpierpoint. DM/25/1680** Replacement of aluminium framed windows with new timber casement windows, new porch and relocation / replacement of rooflights.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 8) **84-88 High Street, Pitt Court, High Street, Hurstpierpoint. DM/25/1527** Retrospective replacement of fascia, soffits and barge boards in white UPVC.

RECOMMENDATION: The committee ask that this is referred to the conservation officer to assess if the materials used are appropriate and suitable for a conservation area.

- 9) **54 Western Road, Hurstpierpoint. DM/25/1802** Proposed loft conversion with one new rooflight to the front roof slope and two new rooflights to the rear roof slope.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 10) **Fairhaven, Abberton Field, Hurstpierpoint. DM/25/1769** Proposed two storey front and side extensions, single storey rear extension. Amendments and additions to fenestration, new cedar cladding. Solar panels, thermal upgrade measures and air source heat pump. New gabion basket retaining wall.

RECOMMENDATION: The Parish Council has no objection to the application to the proposed extension in

principle. However, concerns have been raised regarding the choice of materials and the overall appearance, given its location within a Conservation Area and its close proximity to a Grade II listed building. Accordingly, the Parish Council recommends that the scheme be referred to the Conservation Officer to assess its suitability within the Conservation Area and its potential impact on the setting of the listed property.

- 11) Land East Of Hurst Wickham Barn, College Lane, Hurstpierpoint. DM/25/1837** Commencement of development pursuant to planning permission DM/22/1616 through the undertaking of material development works on-site. 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 have no comment.

P25/26028: Information Items – Tree Applications. The committee noted the following applications:

- 1) **Ashurst, Abberton Field, Hurstpierpoint. DM/25/1600** T1 Ash - prune overhanging branches on South side back to boundary.
RECOMMENDATION: The committee have no objection.
- 2) **Kent Lodge, Hassocks Road, Hurstpierpoint. DM/25/1683** G1 - Mixed Species Group - Fell old tree sticks and stumps to as low as possible. Grind stumps and vegetation. Leave the Elder
RECOMMENDATION: The committee have no objection.
- 3) **156 Western Road, Hurstpierpoint. DM/25/1809** T1 Beech - reduce crown by 1-2 metres, thin crown by 25% and raise crown to 4m.
RECOMMENDATION: The committee have no objection.

P25/26029: Street Naming

- 1) Land At 147 To 149, College Lane, Hurstpierpoint DM/25/1379
The developer has requested the Parish Council re-consider the street name suggestion for this development.

RESOLVED: The Parish Council supports the use of local people (now deceased) for naming new roads in the Parish, where first and family names should both be used. The committee referenced that Nathaniel Borrer previously owned the field therefore have suggested.

- Nathaniel Borrer (Way)

P25/26030: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26031: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) Burgess Hill Burial Ground, Jane Murray Way, Burgess Hill. **DM/25/0379** Variation of condition 11 of application 00/02576/FUL to allow for design changes to allow additional parking spaces and maintenance/storage yard.
 - b) Little Lower Ease, Cuckfield Road, Ansty. **DM/25/0593** Proposed attached two bay garage with store
 - c) Little Lower Ease, Cuckfield Road, Ansty. **DM/25/0594** Proposed attached two bay garage with store
 - d) Land adj. To Gatehouse Hub, Neaves Park, Goddards Green. **DM/24/2482** Proposed relocation of previously approved wellness centre (class e(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space FOR CLASS E(G), B2 OR B8 USES.
 - e) Goldings, 1 College Place, Hurstpierpoint. **DM/25/1260** Conversion of existing detached single storey garage, for ancillary use by occupants of main house.
 - f) 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.
 - g) Former Methodist Church Hall, 42 Cuckfield Road, Hurstpierpoint. **DM/25/0958** Application for permission in principle for development of up to 6no. Residential dwellings across a floor space of up to 1,000sqm (**H&SC PC recommended refusal**)
 - h) 5 St Lawrence Way, Hurstpierpoint. **DM/25/1410** Proposed single storey side flat roof extension and single storey rear pitched roof extension.
 - i) The Old House, Mill Lane, Sayers Common. **DM/25/0851** Proposed Car Port
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j) 110 College Lane, Hurstpierpoint. **DM/25/1345** New obscure glazed fixed window in north elevation.

k) 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.

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

a) 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. **(H&SC PC recommended approval)**

b) 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. **(H&SC PC recommended approval)**

(3) Withdrawn: The Committee noted withdrawn applications:

a) Washbrooks Family Farm, Brighton Road, Hurstpierpoint **DM/25/1211**

(4) Appeals: The Committee noted planning appeals:

a) Moonshine Meadow, Cuckfield Road, Ansty. **AP/25/0022** Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces. **(Appeal Dismissed)**

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

Chairman