



Hurstpierpoint & Sayers Common Parish Council  
Email: [office@hurstpierpoint-pc.gov.uk](mailto:office@hurstpierpoint-pc.gov.uk)  
Website: [www.hurstpierpoint-pc.gov.uk](http://www.hurstpierpoint-pc.gov.uk)  
Telephone: 01273 833264

Village Centre  
Trinity Road  
Hurstpierpoint  
West Sussex BN6 9UY

**MINUTES** of the meeting of the **Planning Committee** held on Monday 1<sup>st</sup> September 2025 at 7.30 pm in the Hurstpierpoint Village Centre.

**Members present:** Cllr Julia Shorrocks (Chair) Cllr Helen Bedford  
Cllr Michael Avery Cllr Lindsay Thompson

**Also present:** Gemma Porteous (assistant Clerk)

**P25/26032: Apologies for Absence:** Apologies were received and accepted from:  
Cllr Susan Dyke Cllr Sarah Baldey

**P25/25033: Declarations of Interest:** There were no declarations of interest.

**P25/26034: Minutes of the Planning Committee meeting held on 28<sup>th</sup> July 2025:** It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 28<sup>th</sup> July 2025 as amended.

**P25/26035: Matters arising from the Meeting of the Planning Committee held on 28<sup>th</sup> July 2025.** There were no matters arising.

**P25/26036: Adjournment for questions from the public:** There were no members of the public present.

**P25/26037: Applications - Committee decision:** The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **112 Cuckfield Road, Hurstpierpoint. DM/25/1893** Proposed garage conversion.  
**RECOMMENDATION:** The committee recommends that MSDC grant permission.
- 2) **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 has no further comment.
- 3) **5 Idenhurst, Hurstpierpoint. DM/25/1906** 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.  
**RECOMMENDATION:** The committee has no comment.
- 4) **65 Cuckfield Road, Hurstpierpoint. DM/25/1855** Single storey extension to the front of the house.  
**RECOMMENDATION:** The committee recommends that MSDC grant permission.
- 5) **148 Western Road, Hurstpierpoint. DM/25/1337** Proposed loft conversion, rear dormer and roof light, and 2 No.front roof lights (Amended description and plans 30.07.2025  
**RECOMMENDATION:** The committee has no further comment.
- 6) **Gatehouse Farm, 1 Birdcage Lane, Goddards Green. DM/25/1758** Variation of condition No's: 2,19 and 20 of planning application DM/23/2794 - to reflect updated noise report and revised plans.  
**RECOMMENDATION:** The committee recommends that MSDC grant permission.

- 7) **Five Oaks Lodge, Pomper Lane, Hurstpierpoint. DM/25/1945** Prior approval for the change of use of an agricultural building to become a two bedroom residential unit.  
**RECOMMENDATION:** The committee recommends that MSDC grant permission.
- 8) **Flat 40, High Street, Hurstpierpoint. DM/25/1947** Demolish existing shed and rebuild a new shed.  
**RECOMMENDATION:** The committee recommends that MSDC grant permission.
- 9) **East Lodge Farm, Malthouse Lane, Hurstpierpoint. DM/25/1921** Proposal for 7 new build houses  
**RECOMMENDATION:** Currently invalid – on hold
- 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 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)  
**RECOMMENDATION:** The committee are pleased to see the zinc cladding has been replaced by larch, but would like to reiterate the previous comment, that this is looked at by the conservation officer.
- 11) **Bridgers Farmhouse, Langton Lane, Hurstpierpoint. DM/25/2018** Proposed addition of a bespoke timber orangery to rear elevation.  
**RECOMMENDATION:** The committee recommends that MSDC grant permission.
- 12) **Bridgers Farmhouse, Langton Lane, Hurstpierpoint. DM/25/2017** Proposed addition of a bespoke timber orangery to rear elevation.  
**RECOMMENDATION:** The committee recommends that MSDC grant permission.

**P25/26038: Information Items – Tree Applications. The committee noted the following applications:**

- 1) **16 Cuckfield Road, Hurstpierpoint. DM/25/1916** Magnolia (T1) - reduce crown by 1m.  
**RECOMMENDATION:** The committee have no objection.

**P25/26039: Enforcement Action – The committee noted the following updates:** No notifications received.

**P25/26040: MSDC Planning Decisions:** (All as H&SC PC recommendation, except where noted).

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

- a) Gatehouse Farm, 1 Birdcage Lane, Goddards Green. **DM/25/1816** Non material amendment to application dm/23/2794 to remove the wording 'amended plans received 4<sup>th</sup> 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) 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.
- c) 14 Hassocks Road, Hurstpierpoint. **DM/25/0868** Single storey rear infill extension and partial replacement of existing windows, 2no windows.
- d) The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint. **DM/25/0784** Proposed fencing **(H&SC PC recommended refusal)**
- e) 148 Western Road, Hurstpierpoint. **DM/25/1338** Proposed Rear Extension.
- f) 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.
- g) 110 College Lane, Hurstpierpoint. **DM/25/1530** Hip to gable loft conversion with rear dormer.
- h) 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.
- i) 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.
- j) 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.

**k)** 8 Cuckfield Road, Hurstpierpoint. **DM/25/1411 and 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 related minor amendments throughout.

**l)** Land east of Hurst Wickham Barn, College Lane, Hurstpierpoint. **DM/25/1837** 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 17<sup>th</sup> July 2025.

**m)** 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 was granted permission on 15<sup>th</sup> August 2025.

**n)** 37 Orchard Way, Hurstpierpoint. **DM/25/1824** 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 21<sup>st</sup> August 2025.

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

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

**a)** 74 Western Road, Hurstpierpoint. **DM/25/1444** Rear extension and loft conversion. **(H&SC PC recommended approval)**

**(3) Withdrawn:** The Committee noted withdrawn applications:  
There are no withdrawals.

**(4) Appeals:** The Committee noted planning appeals:

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

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

**P25/26041: Mid Sussex District Council Street Naming and Numbering Policy:** To consider MSDC's revised Street Naming and Numbering policy and submit any comments by 9<sup>th</sup> September 2025.

**RESOLVED:** The committee had no comment

**P25/26042: Street Naming**

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

**RESOLVED:** The committee considered the developers other suggestion but agreed that *Nathaniel Borrer* is consistent with recent history of naming streets within the parish.

There being no other business the meeting closed at 20:10

Chairman