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Village Centre
Trinity Road
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MINUTES of the meeting of the **Planning Committee** held on Monday 6th October 2025 at 7.30 pm in the Hurstpierpoint Village Centre.

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

Also present: Gemma Porteous (assistant Clerk)

Absent: Cllr Bob Sampson and Cllr Sarah Baldey

P25/26043: Apologies for Absence: Apologies were received and accepted from: Cllr Bob Sampson

P25/25044: Declarations of Interest: All committee members declared a non-pecuniary interest in 6.9

P25/26045: Minutes of the Planning Committee meeting held on 1st September 2025: It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 1st September 2025 as amended.

P25/26046: Matters arising from the Meeting of the Planning Committee held on 1st September 2025. There were no matters arising.

P25/26047: Adjournment for questions from the public: There were no members of the public present.

P25/26048: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) 5 Highfield Drive, Hurstpierpoint. DM/25/2127** Proposed rear dormer and single storey rear extension. 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 notes that this application has already been approved. The committee would have raised concerns regarding the impact on neighbouring privacy in relation to the approved plans.

- 2) 4 Mildred Durrant Way, Hurstpierpoint. DM/25/2180** Rear extension, flue and change of fenestration.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 3) Little Pakyns, Albourne Road, Hurstpierpoint. DM/25/2036** Proposed alterations to fenestration on south elevation, proposed alterations to fenestration to west elevation (retrospective), proposed alterations to interior layout and finishes (retrospective).

RECOMMENDATION: The committee recommends refusal of this application. We request that the Conservation Officer be consulted to confirm what was originally approved and what has been completed, to ensure the works align with the approved plans. This is a property of significant historic value, and all alterations must be sympathetic to its character. The use of plastic elements on the exterior is inappropriate and visually out of keeping with the historic setting.

- 4) Little Pakyns, Albourne Road, Hurstpierpoint. DM/25/2278** Proposed alterations to fenestration on south elevation, proposed alterations to fenestration to west elevation (retrospective), proposed alterations to interior layout and finishes (retrospective).

RECOMMENDATION: The committee recommends refusal of this application. We request that the Conservation Officer be consulted to confirm what was originally approved and what has been completed, to ensure the works align with the approved plans. This is a property of significant historic value, and all

alterations must be sympathetic to its character. The use of plastic elements on the exterior is inappropriate and visually out of keeping with the historic setting.

- 5) **Site Of Former East Lodge Farm, Malthouse Lane, Hurstpierpoint. DM/25/1921** Proposal for 7 new build houses (Corrected address)

RECOMMENDATION: The committee has no objection in principle to the development of housing on this site and considers a small residential estate to be a better use of the land than an industrial unit.

However, the committee has concerns about the safety of the site for residential use due to its proximity to the battery storage facility. We request that MSDC carefully review the Fire and Rescue Service's submission and consider whether the proposed site layout allows for sufficient distance between the housing and the boundary with the battery farm.

- 6) **1 The Old Granary, High Street, Hurstpierpoint. DM/25/2229** Proposed garage conversion incorporating 2 no front and rear facing windows to match existing

RECOMMENDATION: The committee recommends that MSDC grant permission. However, we request that conditions be added to restrict working hours to between 9am and 5pm, and to ensure that access is not obstructed at any time, to allow carers uninterrupted access to neighbouring properties.

- 7) **Colwood, Halton Shaws, Hurstpierpoint. DM/25/1966** Proposed two storey side extension, internal alterations, replacement windows and external insulation with render to existing walls, external insulation to existing roof with re-tiling on north side and solar PV installation on south side.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 8) **Whitpain Cottage , Bedlam Street, Hurstpierpoint. SDNP/25/03553/HOUS** Retention of timber garden workshop at rear of property (retrospective).

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 9) **Hurstpierpoint Lawn Tennis Club, South Avenue Recreation Ground, South Avenue, Hurstpierpoint. DM/25/2264**

Upgrade the existing clubhouse by increasing the size of the east facing windows, installing bifold doors to the south elevation, replacing the old paving stones in the external viewing area with modern composite decking and changing the entry point to the clubhouse from the east elevation to the south elevation. Replace the existing felt roofing tiles with a light weight artificial slate roof.

RECOMMENDATION: The committee recommends that MSDC grant permission. The committee supports the proposed improvements and welcomes the eco-friendly aspects of the upgrade.

- 10) **Little Washbrook Farm , Brighton Road, Hurstpierpoint. SDNP/25/03685/HOUS** Extensions and alterations including Creation of a full first-floor, construction of kitchen extension, construction of porch, Change of 'piggery' (curtilage residential building) to form a garage/workshop, and Erection of boundary treatment, gates and landscaping.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 11) **103 Iden Hurst, Hurstpierpoint. DM/25/2285** To relocate border fence, approx. 2.2m closer to boundary, to enclose some of the additional land included within the boundary of the property. Also keep a hedge border in keeping with the current layout and similar to surrounding properties.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 12) **Newtons, 40 New Way Lane, Hurstpierpoint. DM/25/2405** Proposed Garden Room 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 noted that this application has been withdrawn.

P25/26049: Information Items – Tree Applications. The committee noted the following applications:

- 1) **35D Cuckfield Road, Hurstpierpoint. DM/25/2203** Cypress Tree (T1) : - Fell

RECOMMENDATION: The committee have no objection.

- 2) **39 High Street, Hurstpierpoint, DM/25/2209** (T1) liquid amber tree to be reduced by two and a half metres. (T2) Indian bean tree to be reduced by two metres and to separate the liquid amber and Indian bean tree so they can grow evenly.
RECOMMENDATION: The committee have no objection.
- 3) **9 Brown Twins Road, Hurstpierpoint. DM/25/2224** Oak - reduce and reshape crown by up to 2.5 metres.
RECOMMENDATION: The committee have no objection.
- 4) **18 Dunlop Close, Sayers Common. DM/25/2256** (T1) Oak - reduce crown by 1.5m due to excessive shading
RECOMMENDATION: The committee have no objection.
- 5) **Flat 1, Chantry House, 73 High Street, Hurstpierpoint. DM/25/2254** T1 Horse Chestnut - raise crown to approximately 5 metres
RECOMMENDATION: The committee have no objection.
- 6) **2A High Street, Hurstpierpoint. DM/25/2371** Purple plum (T1 & T2) - fell. Magnolia (T3) - reduce crown by 1-2metres
RECOMMENDATION: The committee have no objection.
- 7) **22 College Lane, Hurstpierpoint. DM/25/2388** T1 Oak – Fell
RECOMMENDATION: The committee asks that this application be referred to the Tree Officer, as it involves the complete felling of an oak tree.
- 8) **Hampton Lodge, 2 Hassocks Road, Hurstpierpoint. DM/25/2390** T1: Holly clump reduce to 20ft in height. T2: Yew, reduce height by 4m and blend into sides. T3: Oak, reduce crown by 2m.
RECOMMENDATION: The committee have no objection.

P25/26050: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26051: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 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.
- b) 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.
- c) 148 Western Road Hurstpierpoint. **DM/25/1337** Proposed loft conversion, rear dormer and roof light, and 2 No. front roof lights
- d) 112 Cuckfield Road Hurstpierpoint. **DM/25/1893** Proposed garage conversion
- e) Gatehouse Farm, 1 Birdcage Lane, Goddards Green. **DM/25/1061** Proposed Garage
- f) 5 Idenhurst, Hurstpierpoint. **DM/25/1906** Existing garage to be converted into a habitable living area.

(2) Refused:

- a) Five Oaks Lodge, Pomper Lane, Hurstpierpoint. **DM/25/1945** Prior approval for the change of use of an agricultural building to become a two bedroomed residential unit. (H&SC PC recommended approval)

(3) Withdrawn: There are no withdrawals.

(4) Appeals: There were no appeals

P25/26252: 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 discussed the developer's suggestions but concluded that none were appropriate. The committee wishes to reiterate that, in line with our street naming policy, Nathaniel Borrer remains the recommended street name.

