



Hurstpierpoint & Sayers Common Parish Council
Email: office@hurstpierpoint-pc.gov.uk
Website: www.hurstpierpoint-pc.gov.uk
Telephone: 01273 833264

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 3rd November 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

28th October 2025

Committee Membership: Cllr Julia Shorrocks (Chair), Cllr Michael Avery, Cllr Sarah Baldey, Cllr Helen Bedford, Cllr Susan Dyke, 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 1st September 2025:** To receive and accept the minutes.
- 4. Matters arising from the Meeting of the Planning Committee held on 1st September 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/25/1857](#) Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common, BN6 9JF**
Retrospective change of use from agricultural land to residential garden land and change of use of the barn and stable building to residential ancillary accommodation.
 - 6.2) [DM/25/2083](#) 74 Western Road, Hurstpierpoint, BN6 9TB**
Proposed single storey rear extension and loft conversion, rear dormer.
 - 6.3) [DM/25/2611](#) Leigh Cottage, Cuckfield Road, Ansty, RH17 5AL**
Rear and Side Single Storey extension, New Entrance Porch and 4No. Dormer Windows to Man Roof.
 - 6.4) [DM/25/2573](#) The Haven, Wickham Hill, Hurstpierpoint, BN6 9NP**
Removal of condition no 1 of planning application F/67/251 - seeking the removal of the agricultural workers condition
 - 6.5) [DM/25/2550](#) Hillsborough House 118 High Street Hurstpierpoint, BN6**
Change of Use from 6 no self contained flats, 4x1bed, 2x 2 bed (Class C3) to Children's Residential Home (Class C2) for a maximum of seven children between the ages of 8 and 18, with up to 5 carers working during the day and up to 3 carers at night.
 - 6.6) [DM/25/2591](#) Amberley Farm, Bishopstone Lane, Ansty, RH17 5AR**
Proposed creation of agricultural access.

6.7) [DM/25/2608](#) 18 Cuckfield Road, Hurstpierpoint, BN6 9SA

Loft conversion with rear dormers and front conservation roof lights.

6.8) [DM/25/2629](#) Nationwide, 58 High Street, Hurstpierpoint, BN6 9RG

Partial Change of Use under Class MA from Class E commercial to Class C3(a) Dwellinghouse

6.9) [DM/25/2661](#) Land At Coombe Farm, London Road, Sayers Common.

Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works

6.10) [DM/25/2691](#) Bentley Cottage, Wickham Hill, Hurstpierpoint, BN6 9NP.

Rear extension. Internal alterations. Alterations to South Elevation. Decking to rear elevation with steps down to garden level. Replacing window to existing kitchen with french doors and glass handrail

6.11) [DM/25/2684](#) Bentley Cottage, Wickham Hill, Hurstpierpoint, BN6 9NP.

Rear extension. Internal alterations. Alterations to South Elevation. Decking to rear elevation with steps down to garden level. Replacing window to existing kitchen with french doors and glass handrail

6.12) [SDNP/25/04231/FUL](#) The Pest House, Bedlam Street, Hurstpierpoint, BN6 9EW.

Change of Use of The Pest House (Host Building) from Dwellinghouse (Class C3) to Children's Residential Home (Class C2). Change of Use of Dwellinghouse (Holiday Let Class C5) to Children's Residential Home (Class C2). The change of use of this Dwellinghouse to residential is to be linked to the Class C3 use of the Host building ie as ancillary accommodation.

7) Information Items – Tree Applications:

7.1) [DM/25/2508](#) 33 Wilderness Road, Hurstpierpoint, BN6 9XD

Sycamore (T1) - Reduce Crown on Western side by 2 metres. Hazel (T2) - Reduce Crown on Western side by 2 metres. Sycamore (T3) - Reduce Crown on Western side by 2 metres.

7.2) [DM/25/2666](#) 19 Dunlop Close, Sayers Common, BN6 9SL

Oak (T1)- reduce highest 3 lateral limbs on South side by 2m to reduce overhang to property. Oak (T2)- raise crown to 4m due to excessive shading.

7.3) [DM/25/2256](#) 18 Dunlop Close, Sayers Common, BN6 9SL

(T1) oak - reduce crown by 1.5m due to excessive shading.

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/25/1445](#) 22 High Street, Hurstpierpoint.

Proposed ground floor extension of garden room to rear including alterations to two windows.

b) [DM/25/1758](#) Gatehouse Farm, 1 Birdcage Lane, Goddards Green.

Variation of condition No's: 2,19 and 20 of planning application DM/23/2794 - to reflect updated noise report and revised plans.

c) [DM/25/2017](#) Bridgers Farmhouse, Langton Lane, Hurstpierpoint.

Proposed addition of a bespoke timber orangery to rear elevation.

d) [DM/25/2018](#) Bridgers Farmhouse, Langton Lane, Hurstpierpoint.

Proposed addition of a bespoke timber orangery to rear elevation.

e) DM/25/0110 Land Adjacent To Jane Murray Way And North Of Gatehouse Lane Goddards Green.

Widening and extension of the existing footway for creation of a shared footway/cycleway along the western side of the A273 between Gatehouse Lane and A272 roundabout via the removal of the carriageway hard strip, relocation of existing bus stop bench, lighting, landscaping and associated works.

f) DM/25/1855 65 Cuckfield Road, Hurstpierpoint.

Single storey extension to the front of the house.

g) DM/25/2388 22 College Lane, Hurstpierpoint.

T1 Oak – Fell

h) DM/25/0818 Southbrooks Farm, Danworth Lane, Hurstpierpoint.

Relocation of car parking spaces, electric vehicle charging points and cycle stores, facilitated by amendments to the residential curtilage of two dwellings and an office.

i) SDNP/25/03553/HOUS Whitpain Cottage , Bedlam Street, Hurstpierpoint.

Retention of timber garden workshop at rear of property (retrospective).

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

9.2 Withdrawn: to note withdrawn applications:

- a) DM/25/2405 Newtons, 40 New Way Lane, Hurstpierpoint.
- b) DM/25/1917 Land to the north of Lyndon, Reeds Lane, Sayers Common.

9.3 Appeals: to note planning appeals

- a) AP/25/0014 (DM/25/0045) Land off Mill Lane, Sayers Common – **allowed (H&SC recommended refusal)**

10. Planning Committee Action Plan 2025/26: To review the Planning Committee Action Plan for 2025/26 to assist with budget setting for 2026/27.

11. Planning Committee Budget Setting 2026/27: To review and assess the Planning Committee budget requirements for 2026/27.

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.
