



Hurstpierpoint & Sayers Common Parish Council
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Village Centre
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MINUTES of the meeting of the **Planning Committee** held on Monday 3rd November 2025 at 7.30 pm in the Hurstpierpoint Village Centre.

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

Also present: Gemma Porteous (assistant Clerk)

P25/26053: Apologies for Absence: Apologies were received and accepted from:
Cllr Susan Dyke and Cllr Sarah Baldey

P25/25054: Declarations of Interest: There were no declarations of interest.

P25/26055: Minutes of the Planning Committee meeting held on 6th October 2025: It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 6th October 2025.

P25/26056: Matters arising from the Meeting of the Planning Committee held on 6th October 2025. There were no matters arising.

P25/26057: Adjournment for questions from the public: There were no members of the public present.

P25/26058: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common. DM/25/1857** 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.
RECOMMENDATION: The committee has no objection to the planning application; however, it is extremely disappointed that the applicants have once again undertaken the work prior to obtaining permission, and are now seeking retrospective approval, as with their previous applications. The committee would like to refer this matter to the Legal Department for their opinion, given the similarities to the withdrawn application DM/23/2437.
- 2) 74 Western Road, Hurstpierpoint. DM/25/2083** Proposed single storey rear extension and loft conversion, rear dormer.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 3) Leigh Cottage, Cuckfield Road, Ansty. DM/25/2611** Rear and Side Single Storey extension, New Entrance Porch and 4No. Dormer Windows to Man Roof.
RECOMMENDATION: The committee have no objection to the plans, however, believe the plans may not have been accurately drawn, particularly the location of the chimney.
- 4) The Haven, Wickham Hill, Hurstpierpoint. DM/25/2573** Removal of condition no 1 of planning application F/67/251 - seeking the removal of the agricultural workers condition
RECOMMENDATION: The committee recommends that MSDC grant permission.

- 5) **Hillsborough House, 118 High Street, Hurstpierpoint. DM/25/2550** 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.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 6) **Amberley Farm, Bishopstone Lane, Ansty. DM/25/2591** Proposed creation of agricultural access.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 7) **18 Cuckfield Road, Hurstpierpoint. DM/25/2608** Loft conversion with rear dormers and front conservation roof lights.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 8) **Nationwide, 58 High Street, Hurstpierpoint. DM/25/2629** Partial Change of Use under Class MA from Class E commercial to Class C3(a) Dwellinghouse
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 9) **Land At Coombe Farm, London Road, Sayers Common. DM/25/2661** 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.
RECOMMENDATION: The Parish Council continues to object to the excessively harmful number of new dwellings proposed for the future Sayers Common Sustainable Community and remains concerned about the lack of a five year land supply and an approved District Plan. It recognises the need for new homes but remains concerned that the infrastructure of drainage, sewerage, water supply, roads, cycleways, footpaths and active transport is not adequately addressed by the water companies, utility companies and District and County Councils. The Parish Council recognises the efforts the developers have gone to, to consult the public and parish councils with regards to this development and thanks them for that. However, the objections remain as:
- Highway safety
 - Lack of infrastructure and the ability to take extra traffic
 - Infrequency of public transport
 - Parking
 - Noise
 - Effect on the Grade II listed building
 - Layout and density of building – new housing development buildings are too close together and does not give people space and the opportunity to alter their property over time or if they outgrow.
 - Government policy
 - Nature conservation – concern for the buzzards that are breeding in the woods on the south border
- 10) **Bentley Cottage, Wickham Hill, Hurstpierpoint. DM/25/2691** 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
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 11) **Bentley Cottage, Wickham Hill, Hurstpierpoint. DM/25/2684** 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.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 12) **The Pest House, Bedlam Street, Hurstpierpoint. SDNP/25/04231/FUL** 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.
RECOMMENDATION: The committee recommends that SDNP grant permission.
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P25/26059: Information Items – Tree Applications. The committee noted the following applications:

- 1) 33 Wilderness Road, Hurstpierpoint. DM/25/2508** 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.

RECOMMENDATION: The committee have no objection.

- 2) 19 Dunlop Close, Sayers Common. DM/25/2666** 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.

RECOMMENDATION: The committee have no objection.

- 3) 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.

P25/26060: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26061: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

a) 22 High Street, Hurstpierpoint. DM/25/1445 Proposed ground floor extension of garden room to rear including alterations to two windows.

b) 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.

c) Bridgers Farmhouse, Langton Lane, Hurstpierpoint. DM/25/2017 Proposed addition of a bespoke timber orangery to rear elevation.

d) Bridgers Farmhouse, Langton Lane, Hurstpierpoint. DM/25/2018 Proposed addition of a bespoke timber orangery to rear elevation.

e) Land Adjacent To Jane Murray Way And North Of Gatehouse Lane Goddards Green. DM/25/0110 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) 65 Cuckfield Road, Hurstpierpoint. DM/25/1855 Single storey extension to the front of the house.

g) 22 College Lane, Hurstpierpoint. DM/25/2388 T1 Oak – Fell

h) Southbrooks Farm, Danworth Lane, Hurstpierpoint. DM/25/0818 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) Whitpain Cottage, Bedlam Street, Hurstpierpoint. SDNP/25/03553/HOUS Retention of timber garden workshop at rear of property (retrospective).

(2) Refused: There are no refusals.

(3) Withdrawn: There are no withdrawals.

a) Newtons, 40 New Way Lane, Hurstpierpoint. DM/25/2405

b) Land to the north of Lyndon, Reeds Lane, Sayers Common. DM/25/1917

(4) Appeals:

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

P25/26262: Planning Committee Action Plan 2025/26 To review the Planning Committee Action Plan for 2025/26 to assist with budget setting for 2026/27.

RESOLVED: The Committee AGREED the assistant clerk to update the Terms of Reference on the action plan as per discussion and recommend to council for approval.

P25/26263: Planning Committee Budget Setting 2026/27 To review the Planning Committee Action Plan for 2025/26 to assist with budget setting for 2026/27.

RESOLVED: The Committee AGREED the Planning Committee will not require its own budget for 2026/27.

There being no other business the meeting closed at 20:26

Chairman

