



Hurstpierpoint & Sayers Common Parish Council
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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 5th January 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

23rd December 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 December 2025:** To receive and accept the minutes.
- 4. Matters arising from the Meeting of the Planning Committee held on 1st December 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/25/2977](#) Site signage for The Arc Centre for Outdoor Sport**
Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In.
 - 6.2) [DM/25/3067](#) Land West Of Kings Business Centre, Reeds Lane, Sayers Common**
Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.
 - 6.3) [DM/25/2155](#) Nupur Indian Restaurant, 122 High Street, Hurstpierpoint, BN6 9PX**
Proposed new 2no bedroom dwelling to the rear of 122 High Street. Foul and Surface Water Drainage Statement received 03.12.2025.
 - 6.4) [DM/25/3125](#) Land Adj. To Gatehouse Hub, Neaves Park, Goddards Green, BN6 9ZN**
Variation of condition 2 of planning application DM/24/2482 - to allow design changes specifically relating to the arrangement of Units 3-16.
 - 6.5) [DM/25/1769](#) Fairhaven, Abberton Field, Hurstpierpoint, BN6 9QD**
Permission for proposed two storey side extensions, single storey rear and side extension. Amendments and additions to fenestration, solar panels, thermal upgrade measures and air source heat pump. Part Retrospective Proposed gardenlandscaping. (Amended plans received 08.12.25 and description 09.12.2025)

- 6.6) [DM/25/3108](#) Moonshine Meadows, Land At Grid Reference 528715 121501, Cuckfield Road, Ansty.**
Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces.
- 6.7) [DM/25/3180](#) Artemis Internet Marketing Ltd, Unit 14, Danworth Farm, Cuckfield Road, Hurstpierpoint.**
Enlargement of existing unit 14 within south side of building to provide meeting rooms. Creation of new unit on east side of building with new doors and windows.
- 6.8) [DM/25/1434](#) Land Rear Of Chesapeake Reeds Lane Sayers Common, BN6 9JG**
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. (Amended plans, FRA and Drainage Strategy and TA Addendums received 12/12/25)
- 6.9) [DM/25/3223](#) 148 Western Road Hurstpierpoint, BN6 9TB**
Proposed loft conversion, rear dormers and front roof lights
- 6.10) [DM/25/3226](#) 7 Whites Close Hurstpierpoint, BN6 9XX**
Proposed rear dormer, rear extension and internal layout changes.
- 6.11) [DM/25/3199](#) Hurstpierpoint College College Lane Hurstpierpoint, BN6 9JS**
Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.
- 7) Licensing Applications - Committee decision:** To consider the following and make RECOMMENDATIONS to the Licensing Authority: **There are no licensing applications**
- 8) Information Items – Tree Applications:** To consider the following and make RECOMMENDATIONS to the Planning Authority:
- 8.1) [DM/25/3045](#) The Pines Kemps, Hurstpierpoint**
T1 Monterey Pine - Reduce end weight of eastern ascending primary limb by 2.5 metres.
- 8.2) [DM/25/3056](#) 37 Willow Gardens, Hurstpierpoint, BN6 9TL**
Quercus robur (English Oak) (T14) - Reduce height of tree by 4-5m and rebalance crown spread, target pruning to nearest appropriate growth points.
- 8.3) [DM/25/3077](#) 37 Willow Gardens Hurstpierpoint, BN6 9TL**
Mature Oak (T1) - Remove Limb growing at point of previous tear out.
- 8.4) [DM/25/3135](#) 14 Hassocks Road Hurstpierpoint, BN6 9QW**
T1, T2 and T3 Photinia standard, reduce whole canopy by c. 30cm. T4 Yew - reduce to ground level. T5 and T6 Lawson's Cypress - reduce to ground level
- 8.5) [DM/25/3143](#) 46 College Lane Hurstpierpoint, BN6 9AH**
Pear Tree – Fell
- 8.6) [DM/25/3194](#) 7 Pierpoint Close Hurstpierpoint, BN6 9TN**
Silver Birch (T1) - Reduce canopy by 2-2.5m to suitable growth points allowing suitable clearance from properties (1.5-2m) Crown lift to 3m over the grass area and 3.5m over the driveway and crown thin by removing crossing and rubbing branches(10%).

9. Enforcement Action Updates: No notifications received.

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

10.1 Granted: to note permissions granted by MSDC:

a) DM/25/1291 Hurstpierpoint College, College Lane, Hurstpierpoint.

Hurstpierpoint College College Lane Hurstpierpoint Hassocks. Proposed increase to the height of the existing fencing surrounding the netball courts by installing a new 4 metre fence including the installation of four new lighting columns at a height of 8 metres, each fitted with LED floodlights; and resurfacing of the existing nonpermeable court.

b) DM/25/2285 103 Iden Hurst, Hurstpierpoint.

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.

c) DM/25/2083 74 Western Road, Hurstpierpoint.

Proposed single storey rear extension and loft conversion, rear dormer.

d) DM/25/2591 Amberley Farm, Bishopstone Lane, Ansty.

Proposed creation of agricultural access.

e) DM/25/2629 Nationwide, 58 High Street, Hurstpierpoint.

Partial change of use under class ma from class e commercial to class c3(a) dwellinghouse.

f) DM/25/1966 Colwood, Halton Shaws, Hurstpierpoint.

Proposed two storey side extension, internal alterations, replacement windows, external insulation to existing roof with re-tiling on north side and solar PV installation on south side.

g) DM/25/2264 Hurstpierpoint Lawn Tennis Club, South Avenue, Recreation Ground South Avenue, Hurstpierpoint.

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.

h) DM/25/2691 Bentley Cottage, Wickham Hill, Hurstpierpoint.

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.

i) DM/25/1208 Friday Ad Ltd, London Road, Sayers Common.

Variation of condition 2 of planning application DM/23/2039 to allow for changes to the Scheme

j) DM/25/2923 Gatehouse Farm, 1 Birdcage Lane, Goddards Green.

Variation of condition no 2 relating to planning application DM/25/1061 - to allow for design changes

k) DM/25/2550 Hillsborough House, 118 High Street, Hurstpierpoint.

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.

l) DM/25/1396 Land West Of Burgess Hill, Between The A273 And A2300 Burgess Hill.

Variation of condition no 4 relating to planning application DM/23/0023 - Update to reflect a proposed change to remove the grey chippings from the footway surfacing and removal of bridleway. **(H&SC PC objected to the removal of the bridleway)**

10.2 Refused: to note refusals by MSDC: **No Refused applications**

10.3 Withdrawn: to note withdrawn applications:

a) DM/25/2893 7 Whites Close, Hurstpierpoint.

10.3 Appeals: to note planning appeals

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.
