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Village Centre
Trinity Road
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MINUTES of the meeting of the **Planning Committee** held on Monday 1st December 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 Cllr Sarah Baldey

Also present: Gemma Porteous (assistant Clerk) 1 member of the public

P25/26264: Apologies for Absence: Apologies were received and accepted from:
Cllr Bob Sampson

P25/25065: Declarations of Interest: There were no declarations of interest.

P25/26066: Minutes of the Planning Committee meeting held on 3rd November 2025: It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 3rd November 2025.

P25/26067: Matters arising from the Meeting of the Planning Committee held on 3rd November 2025. There were no matters arising. Queried the non removal of the second part of the action plan at Council Meeting. The committee agreed to raise at Council.

P25/26068: Adjournment for questions from the public: There were no questions.

P25/26069: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **Land At Hurstpierpoint College, Malthouse Lane, Hurstpierpoint.** [DM/25/2616](#) Erection of four residential dwellings (2 no. two-bedroom and 2 no. three-bedroom staff accommodation units) with associated parking, landscaping, access improvements, and sustainable drainage measures, on land east of Malthouse Lane (Corrected application form submitted 14 November 2025)
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 2) **Land at Grid Reference 528083 116199, Pitt Lane, Hurstpierpoint.** [SDNP/25/04444/FUL](#) Installation of one shepherd's hut with associated services and landscaping to provide holiday letting accommodation.
RECOMMENDATION: The committee have no objection in principle to a holiday let accommodation; however, they request that a condition be applied to ensure the holiday let remains tied to the main building and continues to operate as a holiday let in perpetuity.
- 3) **Amberley Farm, Bishopstone Lane, Ansty.** [DM/25/2591](#) Proposed creation of agricultural access (revised plans received 07.11.2025)
RECOMMENDATION: The committee have no further comment.
- 4) **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 and removal of bridleway.
RECOMMENDATION: The committee do not object to the grey chippings being removed, but they do object to the removal of the bridleway. The bridleway must be retained and delivered.

- 5) **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. (Amended plans received 12.11.2025 and amended application form 13.11.2025)
RECOMMENDATION: The committee have no further comment.
- 6) **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.
- 7) **Whites Close, Hurstpierpoint.** [DM/25/2893](#) Proposed loft conversion with rear dormer, conversion of conservatory and erection of a rear extension.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 8) **Lapwings, 131A High Street, Hurstpierpoint.** [DM/25/2899](#) Variation of condition 2 of planning application DM/24/0213 - to amend the plans to allow for design changes.
RECOMMENDATION: The committee have no further comment.
- 9) **Flat 1, 106 High Street, Hurstpierpoint.** [DM/25/2806](#) Retrospective application to turn office to one 3no bedroom flat.
RECOMMENDATION: The committee believe that applicants should adhere to the terms of their original planning permission and should not subsequently submit applications for retrospective approval.
- 10) **Gatehouse Farm, 1 Birdcage Lane, Goddards Green.** [DM/25/2923](#) Variation of condition no 2 relating to planning application DM/25/1061 - to allow for design changes.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 11) **Nupur Indian Restaurant, 122 High Street, Hurstpierpoint.** [DM/25/2155](#) Proposed new 2no bedroom dwelling to the rear of 122 High Street.
RECOMMENDATION: Application currently invalid
- 12) **18 Western Road, Hurstpierpoint.** [DM/25/2964](#) Proposed two storey side extension, single storey rear extension and replacement front porch.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 13) **Danworth Farm, Cuckfield Road, Hurstpierpoint.** [DM/25/0814](#) New mixed use barn for agricultural equipment storage and general storage for use by existing tenants, office and warehouse.
RECOMMENDATION: The committee have no further comment.

P25/26070: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority:

- 1) **[Best One Hurst](#) Albourne Road, Hurstpierpoint.** [LI/25/1640](#) Variation to extend the hours for the off sale of alcohol, change of layout.
RECOMMENDATION: The committee recommends permission.

P25/26071: 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.
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- 2) **1 Hurst Wickham Close, Hurst Wickham, Hurstpierpoint.** [DM/25/2920](#) T1-Sycamore: reduce crown by 2-3m. T2-Magnolia: reduce crown by 1.5m. T3-Birch: Crown lift to 4m
RECOMMENDATION: The committee have no objection.
- 3) **Sayers Common Wood, West Of A23, London Road, Sayers Common.** [DM/25/2936](#) Ash trees within the Sayers Common Wood showing signs of Ash dieback (Approx 20 trees in total) - Fell.
RECOMMENDATION: The committee have no objection.
- 4) **Faringdon House, St Georges Lane, Hurstpierpoint.** [DM/25/2956](#) (T1) Holly - fell. (T2) Hazel – fell
RECOMMENDATION: The committee have no objection.

P25/26072: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26073: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) Whitpain Cottage , Bedlam Street, Hurstpierpoint. **SDNP/25/03553/HOUS** Retention of timber garden workshop at rear of property (retrospective).
- b) 1 The Old Granary, High Street, Hurstpierpoint. **DM/25/2229** Proposed garage conversion incorporating 2 no front and rear facing windows to match existing.
- c) 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.
- d) Bentley Cottage, Wickham Hill, Hurstpierpoint. **DM/25/2684** Demolish existing garden room and replace with new for ancillary use to the main dwelling.

Refused: There are no refusals.

(2) Withdrawn:

- a) Hurstpierpoint College, College Lane, Hurstpierpoint. DM/23/2862

(3) Appeals:

- a) The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint AP/25/0039 (DM/25/0785) **Appeal Dismissed (H&SC recommended refusal)**

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

Chairman