



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

MINUTES of the meeting of the **Planning Committee** held on Monday 5th January 2026 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present: Cllr Julia Shorrocks (Chair) Cllr Susan Dyke
Cllr Michael Avery Cllr Bob Sampson

Also present: Gemma Porteous (assistant Clerk) 5 members of the public

Absent: Cllr Sarah Baldey

P25/26274: Apologies for Absence: It was: **RESOLVED:** That the Committee AGREED and ACCEPTED the apologies for absence from Cllr Helen Bedford and Cllr Lindsay Thompson

P25/25075: Declarations of Interest: There were no declarations of interest.

P25/26076: Minutes of the Planning Committee meeting held on 1st December 2025: It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 1st December 2025.

P25/26077: Matters arising from the Meeting of the Planning Committee held on 1st December 2025. There were no matters arising.

P25/26078: Adjournment for questions from the public: Members agreed to adjourn the meeting to receive questions from the public in attendance. There were 5 members of the public in attendance that spoke against application 6.6 DM/25/3108 – Moonshine Meadows

P25/26079: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **Site signage for The Arc Centre for Outdoor Sport** [DM/25/2977](#) 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.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 2) **Land West Of Kings Business Centre, Reeds Lane, Sayers Common** [DM/25/3067](#) 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.

RECOMMENDATION: The Parish Council continues to object to the excessive number of new dwellings proposed as part for the future Sayers Common Sustainable Community. The Parish Council remains concerned about the absence of an adopted District Plan and the continued lack of a demonstrable five-year housing land supply. The Parish Council is particularly concerned about the lack of cohesion and coordination between the different developers of the various sites.

Whilst the Parish Council recognises the need for new homes and acknowledges and thanks the developers for their public and parish engagement efforts, significant concerns remain regarding the adequacy of supporting infrastructure. In particular, the council is not satisfied that drainage, sewerage, water supply, roads, cycleways, footpaths and active transport provision are being adequately addressed by the water companies, utility companies and District and County Councils. The Parish Council therefore objects to the application on the following grounds:

- Highway safety: including access arrangements and increased traffic movements.
- Inadequate infrastructure capacity: including the ability of local roads to accommodate additional traffic and the wider impact on surrounding villages.
- Traffic impact on surrounding villages: arising from the cumulative traffic increase.
- Infrequency and inadequacy of public transport: making car use unavoidable.
- Parking provision: the Parish Council notes that 161 spaces have been identified as necessary, therefore 161 spaces should be provided. Sayers Common is not a sustainable location without adequate car parking.
- Lack of local employment opportunities: cycling or walking to work would not be an option.
- Noise impacts.
- Layout and density of building: new housing development buildings are too close together and do not give households adequate space and the opportunity to alter their property over time or if they outgrow.
- Poor housing mix: in the plan, there is an absence of private flats (other than two units over garages), which does not provide sufficient variety or meet diverse housing needs.
- Government policy
- Lack of access to GP services and NHS provision: existing local healthcare facilities already operating at or beyond capacity and no clear mitigation proposed.

The Parish Council reiterates that all developments within Sayers Common must comply with, and contribute to, the Emerging Master Plan, ensuring coordinated delivery of housing, infrastructure and services to create a safe, cohesive and sustainable community.

- 3) **Nupur Indian Restaurant, 122 High Street, Hurstpierpoint** [DM/25/2155](#) Proposed new 2no bedroom dwelling to the rear of 122 High Street. Foul and Surface Water Drainage Statement received 03.12.2025.
RECOMMENDATION: The committee recommends that MSDC grant permission.
 - 4) **Land Adj. To Gatehouse Hub, Neaves Park, Goddards Green** [DM/25/3125](#) Variation of condition 2 of planning application DM/24/2482 - to allow design changes specifically relating to the arrangement of Units 3-16.
RECOMMENDATION: The committee recommends that MSDC grant permission.
 - 5) **Fairhaven, Abberton Field, Hurstpierpoint** [DM/25/1769](#) 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 garden landscaping. (Amended plans received 08.12.25 and description 09.12.2025)
RECOMMENDATION: The committee recommends that MSDC grant permission.
 - 6) **Moonshine Meadows, Land At Grid Reference 528715 121501, Cuckfield Road, Ansty** [DM/25/3108](#)
Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces.
RECOMMENDATION: The Parish Council would like this application to be called into Committee rather than decided at officer level. The committee recommends that MSDC should refuse the application, it is contrary to the following:
 - Hurst C1 Conserving and enhancing character
 - Hurst H5 Design and Layout
 - DP15 New homes in the Countryside
 - DP41 Flood risk and drainage
 - DP26 Character and Design
 - DP12 Protection and Enhancement of the countryside
 - DP21 Transport
 - DP29 Noise, Air and Light Pollution
 - DP33 Gypsies, Travellers and Travelling Show people
 - DP37 Trees Woodland and Hedgerow
 - DP38 Biodiversity
 - DG38 Architectural approach
 - DG37 Sustainable Buildings
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We also add the following:

- There is no mains drainage in the area and no provision for a septic tanks.
- Unsustainable Site: no access to public transport or local shops and healthcare.
- Plans submitted are inaccurate and includes land owned by someone else.
- Over development of the site, with 5 static plots, 5 utility buildings plus 2 parking spaces per plot including hardstanding that could accommodate additional static caravans
- No proven need for this type of accommodation in this area and is out of character with surrounding properties.
- This location is not appropriate for this type of accommodation.
- The road quality is poor, there are no footpaths, streetlights or cyclepaths available for alternative and sustainable modes of transport.
- The field and area is prone to flooding, therefore 5 static plots with hardstanding will increase the runoff into surrounding properties.
- Impact on the Site of Special Scientific Interest (SSSI) opposite (Pond Lye): potential indirect effects from increased recreational pressure, traffic, noise, air quality, drainage, and changes to water quality, with insufficient evidence that the development would avoid harm or provide appropriate mitigation.
- The previous application for three dwellings under ref DM/22/3864 was refused.

7) Artemis Internet Marketing Ltd, Unit 14, Danworth Farm, Cuckfield Road, Hurstpierpoint [DM/25/3180](#)

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.

RECOMMENDATION: The committee recommends that MSDC grant permission.

8) Land Rear Of Chesapeake Reeds Lane Sayers Common DM/25/1434 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)

RECOMMENDATION: The Parish Council continues to object to the excessive number of new dwellings proposed as part of the future Sayers Common Sustainable Community. The Parish Council remains concerned about the absence of an adopted District Plan and the continued lack of a demonstrable five-year housing land supply. The Parish Council is particularly concerned about the lack of cohesion and coordination between the different developers of the various sites in Sayers Common.

While the Parish Council recognises the need for new homes and acknowledges and thanks the developers for their public and parish engagement efforts, significant concerns remain regarding the adequacy of supporting infrastructure. In particular, the Parish Council is not satisfied that drainage, sewerage, water supply, roads, cycleways, footpaths and active transport provision are being adequately addressed by the water companies, utility companies and District and County Councils.

Although amended plans and supporting statements have been submitted, the Parish Council considers that these do not address the principle concerns previously raised and therefore continues to object to the application for the reasons already submitted in July.

The Parish Council wishes to stress that the layout and design of the development remain inadequate and of poor quality, and is disappointed that these issues have not been reconsidered following feedback. The Parish Council continues to have serious concerns regarding the safety of the proposed access to the development. The Parish Council reiterates that all developments within Sayers Common must comply with, and contribute to, the Emerging Master Plan, ensuring coordinated delivery of housing, infrastructure and services to create a safe, cohesive and sustainable community.

9) 148 Western Road Hurstpierpoint [DM/25/3223](#) Proposed loft conversion, rear dormers and front roof lights

RECOMMENDATION: The committee recommends that MSDC grant permission.

10) 7 Whites Close Hurstpierpoint [DM/25/3226](#) Proposed rear dormer, rear extension and internal layout changes.

RECOMMENDATION: The committee recommends that MSDC grant permission.

11) Hurstpierpoint College College Lane Hurstpierpoint DM/25/3199 Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.

RECOMMENDATION: The committee recommends that MSDC grant permission.

P25/26080: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority: There were no Licensing Application

P25/26081: Information Items – Tree Applications. The committee noted the following applications:

1) The Pines, Kemps, Hurstpierpoint. DM/25/3045 T1 Monterey Pine - Reduce end weight of eastern ascending primary limb by 2.5 metres.

RECOMMENDATION: The committee have no objection.

2) 37 Willow Gardens, Hurstpierpoint. DM/25/3056 Quercus robur (English Oak) (T14) - Reduce height of tree by 4-5m and rebalance crown spread, target pruning to nearest appropriate growth points.

RECOMMENDATION: The committee have no objection.

3) 37 Willow Gardens Hurstpierpoint DM/25/3077 Mature Oak (T1) - Remove Limb growing at point of previous tear out.

RECOMMENDATION: The committee have no objection.

4) 14 Hassocks Road Hurstpierpoint. DM/25/3135 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

RECOMMENDATION: The committee have no objection.

5) 46 College Lane Hurstpierpoint DM/25/3143 Pear Tree – Fell

RECOMMENDATION: The committee have no objection.

6) 7 Pierpoint Close Hurstpierpoint DM/25/3194 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%).

RECOMMENDATION: The committee have no objection.

P25/26082: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26083: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

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

c) 74 Western Road, Hurstpierpoint. **DM/25/2083** Proposed single storey rear extension and loft conversion, rear dormer.

d) Amberley Farm, Bishopstone Lane, Ansty. **DM/25/2591** Proposed creation of agricultural access.

e) Nationwide, 58 High Street, Hurstpierpoint. **DM/25/2629** Partial change of use under class ma from class e commercial to class c3(a) dwellinghouse.

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

- h) 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.
- i) Friday Ad Ltd, London Road, Sayers Common. **DM/25/1208** Variation of condition 2 of planning application DM/23/2039 to allow for changes to the Scheme
- j) 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
- k) 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.
- l) Land West Of Burgess Hill, Between The A273 And A2300 Burgess Hill. **DM/25/1396** 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)**

Refused: There are no refusals.

(2) Withdrawn:

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

(3) Appeals:

There are no appeals

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

Chairman