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Village Centre
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MINUTES of the meeting of the **Planning Committee** held on Monday 2nd February 2026 at 7.30 pm in the Hurstpierpoint Village Centre.

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

Also present: Gemma Porteous (assistant Clerk)

P25/26284: Apologies for Absence: It was: **RESOLVED:** That the Committee AGREED and ACCEPTED the apologies for absence from Cllr Sarah Baldey

P25/25085: Declarations of Interest: There were no declarations of interest.

P25/26086: Minutes of the Planning Committee meeting held 5th January 2026: It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 5th January 2026.

P25/26087: Matters arising from the Meeting of the Planning Committee held on 5th January 2026. There were no matters arising.

P25/26088: Adjournment for questions from the public: There were no members of the public present.

P25/26089: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) **96 College Lane, Hurstpierpoint. DM/25/3230** Proposed Loft conversion and extension to form first floor accommodation & external claddings and alterations.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 2) **Land Adj To The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint. DM/25/3176** Proposed dwelling, detached three bedroom chalet bungalow.

RECOMMENDATION: The committee recommend MSDC should refuse the application for the following reasons:

- Policy DP34: The proposed dwelling would be detrimental to the rural setting of the Grade II* listed *Little Park Farm*. The introduction of an additional dwelling would erode the historic farmyard context.
- Policy DP12 (Protection and Enhancement of the Countryside): The proposal does not align with the objectives of this policy. The development would result in further urbanisation of a rural site and would fail to protect or enhance the countryside character of the area.
- Overdevelopment of the Site: The original planning permission was granted for the previous properties, on the clear understanding that the site would retain its original rural farmyard character. The addition of a further dwelling represents overdevelopment, would overwhelm the site, and would significantly detract from its intended form and appearance.
- Scale, Massing and Visual Impact: The proposed dwelling is very large for the size of the plot, with a high roof profile that would be visually intrusive. The height and bulk of the building would be visible across Hurst Meadows, Hurstpierpoint countryside open space, causing harm to long-distance views and the rural landscape character.
- Impact on Amenity and Public Views: The proposal would have a detrimental impact on the enjoyment of the countryside by users of Hurst Meadows, whose open views across the rural landscape would be adversely affected.

- Biodiversity Impact: The development would have a detrimental impact on the biodiversity and rural character of the site, further eroding its function as part of the countryside setting.
- Impact on Trees / Inadequate Arboricultural Assessment: The proposed dwelling is located too close to mature trees and would result in the plot falling within the construction exclusion zone set out in Condition 16 of the original planning permission. Furthermore, the arboricultural tree survey was undertaken for the original scheme of properties only and did not assess the impact of this additional dwelling, rendering it inadequate.
- Removal of Permitted Development Rights: It is also noted that permitted development rights were removed from the original plots in order to protect the character of the site. In this context, it is inappropriate and unreasonable for a new additional dwelling to now be considered.

3) Nationwide, 58 High Street, Hurstpierpoint. DM/25/3227 Partial Change of Use under Class MA from Class E commercial to Class C3(a) Dwellinghouse.

RECOMMENDATION: The committee recommends that MSDC grant permission.

4) The Gill , New Way Lane, Hurstpierpoint. SDNP/25/05146/APNB A secure storage shed for tools for woodland management.

RECOMMENDATION: The committee recommends that SDNP grant permission.

5) The Gill , New Way Lane, Hurstpierpoint. SDNP/26/00093/FUL Retention of existing access gate, including one 1.83 mt panel either side (retrospective)

RECOMMENDATION: The committee recommends that SDNP grant permission.

6) 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. (Amended plans, additional information and BNG information received 07.01.2026)

RECOMMENDATION: The committee have no further comment.

7) 41 College Lane, Hurstpierpoint. DM/26/0068 Demolition of 2no existing first-floor rear (north) elevation dormers, to be replaced with a new, full-width dormer. A new 3m² porch will be added at ground floor on the east elevation. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

RECOMMENDATION: No comment

8) 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 DM/25/2977 Site signage for The Arc Centre for Outdoor Sport. (Location plan updated)

RECOMMENDATION: The committee have no further comment.

9) Unit 34 Gatehouse Hub Neaves Park, Goddards Green. DM/26/0051 Proposed creation of three outdoor padel tennis courts.

RECOMMENDATION: The committee recommends that MSDC grant permission.

P25/26090: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority: There were no Licensing Application

P25/26091: Information Items – Tree Applications. The committee noted the following applications:

1) South Lodge South Avenue Hurstpierpoint. DM/26/0018 Liquidambar (T1) - reduce crown by 3m.

RECOMMENDATION: The committee have no objection.

2) Ashurst Abberton Field Hurstpierpoint. DM/26/0092 T1: Leylandii - Fell. T2: Bay tree - Reduce by 30% where it is damaging guttering. T3: Conifer - Removal of limb overhanging garage.

RECOMMENDATION: The committee have no objection.

P25/26092: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26093: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a)** 18 Cuckfield Road, Hurstpierpoint. **DM/25/2608** Proposed loft conversion with rear dormers and front conservation roof lights, and retrospective consent for alterations to fenestration.
- b)** 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.
- c)** 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.
- d)** Flat 1 106 High Street Hurstpierpoint. **DM/25/2806** Retrospective application to turn office to one 3no bedroom flat.
- e)** Flat 40, High Street, Hurstpierpoint. **DM/25/1947** Demolish existing shed and rebuild a new shed.
- f)** 18 Western Road Hurstpierpoint. **DM/25/2964** Proposed two storey side extension, single storey rear extension and replacement front porch.
- g)** 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.

(2) Refused: There are no refusals.

(3) Withdrawn: There are no withdrawn applications.

(4) Appeals:

- a)** 1 Wintergreen Way, Sayers Common. **AP/25/0017 (DM/24/2330)** Two storey extension to be used as annex – **APPEAL DECISION - ALLOWED**

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

Chairman
