



Hurstpierpoint & Sayers Common Parish Council
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Village Centre
Trinity Road
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MINUTES of the meeting of the **Planning Committee** held on Monday 2nd March 2026 at 7.30 pm in the Hurstpierpoint Village Centre.

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

Also present: Gemma Porteous (assistant Clerk)

P25/26094: Apologies for Absence: It was: **RESOLVED:** That the Committee AGREED and ACCEPTED the apologies for absence from Cllr Sarah Baldey Cllr Michael Avery Cllr Shaun Hole

P25/25095: Declarations of Interest: There were no declarations of interest.

P25/26096: Minutes of the Planning Committee meeting held 2nd February 2026: It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 2nd February 2026.

P25/26097: Matters arising from the Meeting of the Planning Committee held on 2nd February 2026. There were no matters arising.

P25/26098: Adjournment for questions from the public: There were no members of the public present.

P25/26099: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) The Old Packing Shed, 87 College Lane, Hurstpierpoint. DM/26/0193 Proposed single storey extension 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: The committee have no comment.

2) The Old House, Mill Lane, Sayers Common. DM/26/0114 Triple Garage with room over.
RECOMMENDATION: The committee recommends that MSDC grant permission.

3) The Old Ride, High Hatch Lane, Hurstpierpoint. DM/26/0215 13 Ground mounted solar panels in rear garden.
RECOMMENDATION: The committee recommends that MSDC grant permission.

4) 22 College Lane, Hurstpierpoint. DM/26/0201 Proposed side extension to replace existing conservatory
RECOMMENDATION: The committee recommends that MSDC grant permission

5) Five Oaks Lodge, Pomper Lane, Hurstpierpoint. DM/26/0006 Retrospective planning application for ground mounted solar array supplying residential property.
RECOMMENDATION: The committee recommends that MSDC grant permission.

6) 62 Wickham Hill, Hurstpierpoint. DM/26/0121 Variation of condition no 4 of planning permission DM/23/2011 to allow the approved outbuilding at 62 Wickham Hill to be used as ancillary/annexe accommodation to the main dwelling.

RECOMMENDATION: The committee recommends refusal of this variation of condition. The committee considers that the condition was originally imposed for a reason and considers that allowing the approved outbuilding to be used as ancillary/annexe accommodation would be inappropriate. The committee's concerns are as follows:

- The proposed use represents a significant intensification of the site and is out of character with the surrounding area.
- The application is contrary to DP26, which seeks to ensure that new development is in keeping with the character of the locality.
- The outbuilding lacks proper facilities, including adequate bathroom and amenities, therefore does not comply with DP29 which requires residential accommodation to meet essential living standards.

- 7) **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 landscaping plans and details received 09.02.2026)

RECOMMENDATION: The committee have no further comment.

- 8) **46 Blackthorns, Hurstpierpoint. DM/26/0137** Demolition of car port, shed and porch. Erection of garage, shed and porch.

RECOMMENDATION: The committee recommends that MSDC grant permission.

- 9) **LVS Hassocks, London Road, Sayers Common. DM/26/0238** Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.

RECOMMENDATION: a) SEN School: The committee recommends that MSDC grant permission for a new SEN School.

b) The Outline Planning Application for up to 210 houses: 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.

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. West Sussex Highways have already noted and requested confirmation and proof of an increased bus service. The Parish Council would like to stress the importance of this.
- Parking provision: Sayers Common is not a sustainable location therefore adequate parking provision is a necessity.
- Lack of local employment opportunities: cycling or walking to work would not be an option.
- Noise impacts.
- Lack of access to GP services and NHS provision: existing local healthcare facilities already operating at or beyond capacity and no clear mitigation proposed.
- Flooding: The Parish Council is concerned that the cumulative impact of this and other planned developments on surface water drainage and runoff will exacerbate existing flooding issues in the area. The aggregate increase in flooding risk has not been adequately addressed in the current application.
- The Parish Council reserves comment on the layout, density and housing mix until full plans are submitted.

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

10) 7 South Avenue, Hurstpierpoint. DM/26/0345 New dormer window and replacement rooflight.

RECOMMENDATION: The committee recommends that MSDC grant permission.

11) Southbrooks Farm, Hurstpierpoint. DM/26/0226 Erection of a shared porch between The Cottage and The Old Barn with new entrance doors to each dwelling. Amended Existing and Proposed Elevation Plans received 12.02.2026. Supporting Arboricultural Impact Assessment and Arboricultural Method Statement received 19.02.2026.

RECOMMENDATION: The committee recommends that MSDC grant permission.

12) Leigh Cottage, Cuckfield Road, Ansty. DM/25/2611 Rear and side single storey extension, new entrance porch and 4 no. dormer windows to main roof. Supporting Arboricultural Impact Assessment, Tree Protection Plan and Tree Constraints Plan received 13.02.2026

RECOMMENDATION: The committee have no further comment.

13) Bentley Cottage, Wickham Hill, Hurstpierpoint. Demolish existing building to rear. Proposed erection of a two storey rear extension. Alterations to South elevation. Decking to rear elevation with steps down to garden level and high privacy screen. Replacing window to existing kitchen with French doors and glass handrail. Addition of a log burner and flue.

RECOMMENDATION: The committee recommends that MSDC grant permission.

14) Little Washbrook Farm, Brighton Road, Hurstpierpoint. SDNP/26/00432/HOUS Erection of plant store.

RECOMMENDATION: The committee recommends that SDNP grant permission.

15) 2 Foxhole Cottages, Bedlam Street, Hurstpierpoint. SDNP/26/00581/HOUS Demolition of existing outbuilding and replacement outbuilding.

RECOMMENDATION: The committee recommends that SDNP grant permission.

16) Land West Of Lodge Cottage, South Avenue, Hurstpierpoint. DM/26/0428 Variation of condition no 13 relating to planning application DM/21/3820 - to allow for design changes.

RECOMMENDATION: The committee recommends that MSDC grant permission.

P25/26100: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority: There were no Licensing Applications

P25/26101: Information Items – Tree Applications. The committee noted the following applications:

1) 20 Cuckfield Road, Hurstpierpoint. DM/26/0230 T1 Walnut - remove lowest primary limb on South side, raise crown over neighbours shed by 1m. T2 Birch - remove low branch over fence. T3 Wild Cherry - raise crown over flower bed by 1m.

RECOMMENDATION: The committee have no objection.

2) Box House Farm, Langton Lane, Hurstpierpoint. DM/26/0231 T1 Mulberry - reduce crown by approximately 1.5 meters.

RECOMMENDATION: The committee have no objection.

3) Paddock Cottage, Albourne Road, Hurstpierpoint. T1 Holmoak - Selective pruning of west-facing side of tree, reducing all branches towards building to provide a minimum clearance of approximately 2 metres from the structure, pruning back to suitable growth points. Approximately 2 metres will be removed from the lower west-facing lateral limbs to prevent further contact while maintaining tree's natural shape.

RECOMMENDATION: The committee have no objection.

4) 100 Western Road, Hurstpierpoint. DM/26/0460 Oak (T1) - reduce crown by 1 - 2 m, no further than previous pruning points

RECOMMENDATION: The committee have no objection.

P25/26102: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26103: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 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.
- b) **62 Wickham Hill, Hurstpierpoint. DM/26/0255** Non-material amendment to remove the bracketed elements from planning application DM/23/2011, to amend description to 'installation of new external wall and window to existing car port and garden store, change of use from carport/garden store to a working from home office'.
- c) Little Pakyns, Albourne Road, Hurstpierpoint. **DM/25/2278** Proposed alterations to fenestration on south elevation, proposed alterations to fenestration to west elevation (retrospective), proposed alterations to interior layout and finishes (retrospective). **(H&SC PC recommended refusal)**
- d) Little Pakyns, Albourne Road, Hurstpierpoint. **DM/25/2036** Proposed alterations to fenestration on south elevation, proposed alterations to fenestration to west elevation (retrospective), proposed alterations to interior layout and finishes (retrospective). **(H&SC PC recommended refusal)**
- e) Nationwide, 58 High Street, Hurstpierpoint. **DM/25/3227** Partial change of use under class ma from class e Commercial to class c3(a) dwellinghouse.
- f) 96 College Lane, Hurstpierpoint. **DM/25/3230** Proposed loft conversion and extension to form first floor accommodation and external claddings and alterations.

(2) Refused: There are no refusals.

- a) 7 Whites Close, Hurstpierpoint. **DM/25/3226** Proposed rear dormer, rear extension and internal layout changes. **(H&SC PC recommended approval)**
- b) 148 Western Road, Hurstpierpoint. **DM/25/3223** Proposed loft conversion, rear dormers and front roof lights. . **(H&SC PC recommended approval)**

(3) Withdrawn: There are no withdrawn applications.

(4) Appeals: There are no Appeals.

There being no other business the meeting closed at 20:50

Chairman