



Hurstpierpoint & Sayers Common Parish Council
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Village Centre
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MINUTES of the meeting of the **Planning Committee** held on Monday 27th April 2026 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present: Cllr Julia Shorrocks (Chair) Cllr Helen Bedford Cllr Sarah Baldey
Cllr Michael Avery Cllr Lindsay Thompson

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

P25/26114: Apologies for Absence: It was: **RESOLVED:** That the Committee AGREED and ACCEPTED the apologies for absence from Cllr Susan Dyke Cllr Bob Sampson Cllr Shaun Hole

P25/25115: Declarations of Interest: Cllr Baldey declared a pecuniary interest in 6.6. Cllr Thompson declared a non-pecuniary interest in 6.1 and 6.2

P25/26116: Minutes of the Planning Committee meeting held 30th March 2026: It was: **RESOLVED:** That the Committee AGREED the Planning Committee minutes of 30th March 2026.

P25/26117: Matters arising from the Meeting of the Planning Committee held on 30th March 2026. There were no matters arising.

P25/26118: Adjournment for questions from the public: There was one member of the public present that spoke against application 6.1 and 6.2.

P25/26119: Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

- 1) 7 Kingsland Cottages, Reeds Lane, Sayers Common. DM/26/0715** Proposed two-storey side extension, porch canopy to front, and outbuilding at rear for use as a home office and incidental to the main C3 dwelling
RECOMMENDATION: The committee has no objection in principle to the proposed application. However, the committee raises concerns regarding historical flooding and surface water drainage issues in the area. On a previous withdrawn application for this site (DM/24/1607), a full Flood Risk Assessment (FRA) was requested, and similar concerns remain relevant to this proposal, particularly regarding the potential to exacerbate existing drainage issues. Clarification on the arrangements for surface water run-off is sought. It is also requested that this application be considered in conjunction with DM/26/0952 to ensure cumulative impacts are fully assessed.
- 2) 7 Kingsland Cottages, Reeds Lane, Sayers Common. DM/26/0952** Proposed outbuilding, for use as a home office, 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 has no objection in principle to the proposed application. However, the committee is concerned about the potential to exacerbate existing drainage issues. The Council would also request clarification on the arrangements for surface water run-off. It is also requested that this application be considered in conjunction with DM/26/0715 to ensure cumulative impacts are fully assessed.
- 3) Furlong House, Pitt Lane, Hurstpierpoint. DM/26/0743** The erection of a single detached dwelling together with driveway and associated hard and soft landscaping works.
RECOMMENDATION: The committee refers to its previous concerns raised under application DM/23/0969 regarding West Furlong Lane and Pitt Lane being unsuitable for construction traffic. The Committee remains concerned that a suitable Construction Management Plan cannot be properly prepared without full engagement with the owners of both Pitt Lane and West Furlong Lane, given that both are private access routes and may be unsuitable for construction traffic. If the Council is minded to approve the application, the applicant must

contact the Parish Council in advance to discuss arrangements for access via the recently resurfaced private road, Pitt Lane. It must be ensured that this road is not damaged by construction traffic. Should any damage occur, the applicant will be responsible for the full cost of repairs. If the applicant intends to use West Furlong Lane for access, then discussions must take place with all affected residents in relation to access arrangements.

- 4) **10 Chalkers Lane, Hurstpierpoint. DM/26/0807** Proposed side extension to the rear of the property.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 5) **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 (Corrected site plan received 7 April 2026)
RECOMMENDATION: The Committee notes that there has been no significant change to the application and therefore its existing comments and objections still stand. The Committee has no further comment to add.
- (Cllr Baldey left the room)*
- 6) **Garage Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint. DM/26/0714** Incorporating existing ancillary accommodation within existing 1-bed dwelling to form a larger 3-bed dwelling.
RECOMMENDATION: The committee recommends that MSDC grant permission.
(Cllr Baldey returned to the room)
- 7) **51 Wickham Hill, Hurstpierpoint. DM/26/0835** Proposed first floor extension over existing ground floor projection on front elevation. Removal of dormer. New rooflights.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 8) **19 Dunlop Close, Sayers Common. DM/26/0879** Proposed single storey side extension incorporating roof lights to north elevation.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 9) **Fieldside, Hassocks Road, Hurstpierpoint. DM/26/0141** Variation of condition 3 of DM/22/0020 to replace the approved drainage strategy with an updated drainage strategy.
RECOMMENDATION: The committee recommends that MSDC grant permission.
- 10) **Vicarage Cottage, Mill Lane, Sayers Common. DM/26/0968** Proposed loft conversion incorporating 1No. dormer & 2no.rooflights. Alterations to fenestration.
RECOMMENDATION: The Committee agrees in principle to the extension of this property. However, the committee has concerns regarding the current design, mass and scaling of the dormer.

P25/26120: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority:

- 1) **Hurstpierpoint Tennis Club, South Avenue Recreation Ground, South Avenue, Hurstpierpoint. LI/26/0419**
New Premises Licence to Sell alcohol by retail for consumption on the premises: Monday - Friday 1800 - 2200 hours Saturday - Sunday 1200 - 2200 hours (Information item as time period to comment has expired)
RECOMMENDATION: The committee supports this application

P25/26121: Information Items – Tree Applications. The committee noted the following applications:

- 1) **Paddock Cottage, Albourne Road, Hurstpierpoint. DM/26/0867** T1 Sycamore - Fell to ground level.
RECOMMENDATION: The committee requests that the tree officer check that there is a valid reason for the felling of this tree.
- 2) **45 High Street, Hurstpierpoint. DM/26/0953** T1 - Pinus nigra - Fell to ground level as entwined with adjacent Magnolia tree, removal to preserve health and form of Magnolia and to prevent further encroachment. T2 - Conifer - Fell to ground level as visible dieback, poor health and limited amenity value.
RECOMMENDATION: The committee have no objection.

P25/26122: Enforcement Action – The committee noted the following updates: No notifications received.

P25/26123: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 7 South Avenue, Hurstpierpoint. **DM/26/0345** New dormer window and replacement rooflight
- b) Land to the North of Lyndon, Reeds Lane, Sayers Common. **DM/26/0707** Non material amendment to application DM/22/0640 - amendments to site layout
- c) 7 Whites Close, Hurstpierpoint. **DM/26/0405** Proposed demolition of existing conservatory, to be replaced with a single storey rear, flat roof extension
- d) 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.
- e) The Gill , New Way Lane, Hurstpierpoint. **SDNP/26/00093/FUL** Removal of existing, unauthorised access gate and fence and the erection of a field gate
- f) The Gill , New Way Lane, Hurstpierpoint. **SDNP/26/00906/APNR** Formation of a forestry track and turning circle (Application Not Required - Prior Notific)
- g) Bentley Cottage, Wickham Hill, Hurstpierpoint. **DM/26/0311** 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.
- h) 46 Blackthorns, Hurstpierpoint. **DM/26/0137** Demolition of car port, shed and porch. Erection of garage, shed and porch.
- i) 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.
- j) Land adj to The Meadows, Little Park Farm, Marchants Close, Hurstpierpoint. **DM/25/3176** Proposed dwelling, detached three bedroom chalet bungalow. **(H&SC PC recommended refusal)**
- k) 4 St Georges Place, Hurstpierpoint. **DM/26/0555** Proposed single storey rear extension and roof conversion.
- l) 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.

(2) Refused:

- a) 6 St Christophers Road, Hurstpierpoint **DM/26/0318** Construct rear full width dormer. Demolish existing rear extension and part of existing garage. Construct larger single rear storey extension **(H&SC PC recommended approval)**

(3) Withdrawn: There are no withdrawn applications.

- a) 62 Wickham Hill, Hurstpierpoint. **DM/26/0121**

(4) Appeals: There are no appeals.

There being no other business the meeting closed at

20:30

Chairman