



Hurstpierpoint & Sayers Common Parish Council
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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

Dear Councillor,

Committee Members are summoned to attend the **MEETING** of the **Planning Committee** to be held on **Monday 1st June at 7.30pm**, in the Conference Room, Village Centre, Trinity Road, Hurstpierpoint. Members of the public have a right to and are invited, to attend the meeting.

Sarah Groom, Clerk to the Council

26th May 2026

Committee Membership: Cllr Julia Shorrocks (Chair), Cllr Michael Avery, Cllr Sarah Baldey, Cllr Helen Bedford, Cllr Susan Dyke, Cllr Bob Sampson, Cllr Lindsay Thompson and Cllr Shaun Hole.

AGENDA

1. **Apologies for Absence:** To receive and accept apologies for absence.
2. **Declarations of Interest:** To note any declarations of interest.
3. **Minutes of the Planning Committee held on 27th April 2026:** To receive and accept the minutes.
4. **Matters arising from the Meeting of the Planning Committee held on 27th April 2026:** To consider matters arising.
5. **Adjournment for questions from the public:** To consider whether to adjourn the meeting in accordance with Standing Orders, in order to receive questions from members of the public.
6. **Planning applications - Committee decision:** To consider the following and make RECOMMENDATIONS to the Planning Authority:
 - 6.1) [DM/26/0580](#) **3 Wintergreen Way, Sayers Common, BN6 9ZQ**
Proposed erection of single storey rear extension. Amended plans received 27.04.2026 proposing shiplap cladding to external walls of extension and installation of high level window.
 - 6.2) [DM/26/1012](#) **Pickhams Cottage, Cuckfield Road, Hurstpierpoint, BN6 9LL**
Conversion and extension of existing barn to form a residential dwelling with swimming pool (DM/22/3857)
 - 6.3) [DM/26/1003](#) **Bentley Cottage, Wickham Hill, Hurstpierpoint, BN6 9NP**
Proposed demolition of an existing building and the erection of a detached single storey annexe, ancillary to main dwelling, together with the formation of new parking spaces and associated landscaping.
 - 6.4) [DM/25/3067](#) **Land West Of Kings Business Centre Reeds Lane Sayers Common**
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. (Site levels and drainage note received 16/1/25. Transport Note, Travel Plan Statement, Landscape and Visual Appraisal, GCN Technical Note and amended plans received 17/4/25).
 - 6.5) [DM/26/1038](#) **41 College Lane, Hurstpierpoint, BN6 9AD**
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.

- 6.6) [DM/26/1025](#) **150 Western Road, Hurstpierpoint, BN6 9TB**
Extension of existing detached garage by approximately 1 metre in width and 1 metre in depth, with renovation and conversion to form part storage and part home office/garden room. 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.
- 6.7) [DM/26/0910](#) **Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH**
Variation of condition 2 relating to application DM/25/1061 to allow for amended plans to change the garage from a double storey to a single storey
- 6.8) [DM/26/1072](#) **Land To The North Of Lyndon, Reeds Lane, Sayers Common**
Variation of condition no 13 relating to application DM/22/0640 - to amend condition 13 to read - Prior to the occupation of plots 6 and 14, further detailed design of the internal layout of the two M4(3)(2)(a) or M4(3)(2)(b) units to demonstrate compliance, shall be submitted to and agreed in writing with the Local Planning Authority. The units shall only be constructed in accordance with the approved details.
- 6.9) [DM/26/1085](#) **12 Hurst Gardens, Hurstpierpoint, BN6 9ST**
New pitched roof above ground floor projections on principal elevation. Conversion of integrated garage.
- 6.10) [DM/26/1113](#) **4 St Georges Place, Hurstpierpoint, BN6 9QT**
Front dormer to enhance roof conversion approved under permitted development DM/26/0555
- 6.11) [DM/26/1151](#) **50 Cuckfield Road, Hurstpierpoint, BN6 9SB**
Demolition of an existing garage and erection of a proposed new granny annexe for the primary purpose of assisting an older person with less than full mobility and ancillary to the main C3 dwellinghouse.
- 6.12) [DM/26/1172](#) **14 Furzeland Way, Sayers Common, BN6 9JB**
Proposed two storey side extension with extension of existing rear dormer of existing flat roof side projections.
- 6.13) [DM/26/1213](#) **Ailsa Craig, Abberton Field, Hurstpierpoint, BN6 9QD**
Retrospective planning permission for external cladding.
- 6.14) [DM/26/1239](#) **6 St Christophers Road, Hurstpierpoint, BN6 9UX**
Loft conversion with matching roof tile clad box dormer to rear 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.

7) Licensing Applications - Committee decision: To consider the following and make RECOMMENDATIONS to the Licensing Authority:

- 7.1) [LI/26/0712](#) **Unit 44, Gatehouse Hub, Neaves Park, Goddards Green, BN6 9ZN**
i) Sell alcohol by retail for consumption off the premises; Thurs-Sat 1200 – 2300, Sun 1200 – 2200 hours, Consumption on the premises Thur 1700-2300, Fri 1600-2300, Sat 1200-2300 Sun 1200-2200 hours
ii) Provide regulated entertainment - live and recorded music Thur 1700-2300, Fri 1600-2300, Sat 1200-2300 Sun 1200-2200 hours

8) Information Items – Tree Applications: To consider the following and make RECOMMENDATIONS to the Planning Authority:

- 8.1) [DM/26/1104](#) **Pump Cottage, 45 High Street, Hurstpierpoint, BN6 9TT**
T1- Magnolia-Crown reduce by 1.8m, crown raise by 2m and thin by 15%, removing any crossing branches. Please note amended description.
- 8.2) [DM/26/1094](#) **Orchard House, St Georges Place, Hurstpierpoint, BN6 9QT**
Chamaecyparis (conifer) – Fell
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- 8.3) [DM/26/1106](#) **53A College Lane, Hurstpierpoint, BN6 9AD**
T1 Macrocarpa - crown raise to 9m from ground. T2 Yew – crown raise to 5.5m roadside, crown reduce by 1.5m to clear BT cables.
- 8.4) [DM/26/1182](#) **122 Western Road, Hurstpierpoint, BN6 9TB**
Oak (T1) Reduce crown by 2m, thin crown density by 20%
- 8.5) [DM/26/1242](#) **5 Hurst Gardens Hurstpierpoint, BN6 9ST**
T1 - Oak - Raise the canopy over the greenhouse and adjacent fruit trees by removing several secondary lower limbs to provide approximately 3 metres clearance in these areas. To improve light levels to the greenhouse and garden area below the tree.

9. Enforcement Action Updates: No notifications received.

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

10.1 Granted: to note permissions granted by MSDC:

- a) **SDNP/26/00581/HOUS 2 Foxhole Cottages, Bedlam Street, Hurstpierpoint.** Demolition of existing outbuilding and erection of a replacement outbuilding.
- b) **SDNP/26/00660/HOUS 2 Foxhole Cottages, Bedlam Street, Hurstpierpoint.** Two storey rear extension to the rear (north) elevation.
- c) **DM/24/0853 Contego Safety Wearmaster House, Malthouse Lane, Hurstpierpoint.** Retrospective application under Section 73A (2)(c) of the Town and Country Planning Act 1990 for a variation of plans in relation to Planning Application Ref. DM/20/3137.
- d) **DM/26/0323 12 Marchants Road, Hurstpierpoint.** Removal of existing conservatory and erection of a single storey infill extension to rear, an extension to the existing garage, alterations to roof and extension of eaves. Retrofit of the dwelling incorporating external wall insulation finished in render, new glazing, an MVHR system and a new drive and patio.
- e) **DM/24/1456 Harmony Energy Battery Energy Storage Facility, Malthouse Lane, Hurstpierpoint.** Proposed erection of 2 no. shipping containers on site.
- f) **DM/26/0715 7 Kingsland Cottages, Reeds Lane, Sayers Common.** Proposed two-storey side extension and porch canopy to front.
- g) **DM/26/0498 Cumberland Barn, Bishopstone Lane, Ansty.** Proposed entrance porch and lean-to roof canopy to frontage of property.
- h) **DM/26/0580 3 Wintergreen Way, Sayers Common.** Proposed erection of single storey rear extension.

10.2 Refused: to note refusals by MSDC: no refusals

10.3 Withdrawn: to note withdrawn applications:

- a) **DM/26/0807 10 Chalkers Lane, Hurstpierpoint.**

10.4 Appeals: to note planning appeals.

- a) **AP/6006354 / DM/25/3223 148 Western Road, Hurstpierpoint.** The development proposed is a roof conversion, rear dormers and front roof lights. **APPEAL DISMISSED**

The role of the Planning Committee in planning decisions:

1. The Planning Authority is Mid Sussex District Council or South Downs National Park Authority who have the final decision on whether planning permissions are granted or refused.
2. The Parish Council is a Statutory Consultee, which means that MSDC or SDNPA must ask for its opinion and take it into account, but not necessarily follow its recommendation. (The Planning Authority can grant permission against the wishes of the Parish Council.)
3. The Parish Council has delegated its decision-making to the Planning Committee, which is authorised to express the Council's view.
4. The Committee should take account of local planning policies, as detailed in the MSDC Local Plan (2004), Neighbourhood Plan PARISH 2031 and the Mid Sussex Design Guide 2020. It can also take guidance from the Parish Council's Design Statement.
5. Members of the public attending Committee meetings are given the opportunity to speak on matters on the agenda but should follow the procedures set down in the Council's Standing Orders.

Protocol for filming and recording at public meetings: The Council has a protocol for public filming, recording and photography at its meetings, which is available on the Council's website or on request at the Parish Office.
