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Village Centre
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MINUTES of the meeting of the **Planning Committee** held on Monday 6th July 2026 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present: Cllr Helen Bedford (Chair) Cllr Michael Avery
Cllr Susan Dyke Cllr Sarah Baldey

Also present: Gemma Porteous (Assistant Clerk)

Absent: Cllr Julia Shorrocks Cllr Lindsay Thompson Cllr Shaun Hole Cllr Bob Sampson

In the absence of the Chairman, Cllr Julia Shorrocks, it was agreed by all, that Cllr Helen Bedford would chair the meeting.

P26/27011: Apologies for Absence: Apologies were received from Cllr Julia Shorrocks, Cllr Lindsay Thompson, Cllr Shaun Hole, Cllr Bob Sampson and it was:

RESOLVED: That the Committee **ACCEPTS** the apologies for absence from Cllr Julia Shorrocks, Cllr Lindsay Thompson, Cllr Shaun Hole, Cllr Bob Sampson

P26/27012: Declarations of Interest: Cllr Helen Bedford declared a non-pecuniary interest in items 6.11 and 6.13.

P26/27013: Minutes of the Planning Committee meeting held 1st June 2026: It was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 1st June 2026.

P26/27014: Adjournment for questions from the public: There were no members of the public present.

P26/27015: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

1) **10 Chalkers Lane, Hurstpierpoint.** [DM/26/1304](#) Proposed single storey rear infill extension.

RECOMMENDATION: The Committee recommends that MSDC grant permission.

3) **26 Fairfield Crescent, Hurstpierpoint.** [DM/26/1142](#) Loft conversion via hip to gable and rear dormer. 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, application for lawful development certificate.

4) **Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common.** [DM/25/1857](#) Retrospective change of use from agricultural land to residential garden land, including proposed erection of fencing. Retrospective change of use of the barn (including external alterations and porch extension), workshop/stable (including linked extension to barn) and maintenance store, all to residential ancillary accommodation. Amendments and Additional Information received on 27.05.2026.

RECOMMENDATION: As per the Committee's previous comments – would request that this is referred to the legal department for review.

5) **Maltings Farm Malthouse Lane Hurstpierpoint.** [DM/26/1165](#) Part-retrospective application for alterations to existing wall to reduce height to 2 metres.

RECOMMENDATION: The Committee has no further comment.

6) **23 Trinity Road Hurstpierpoint.** [DM/26/1347](#) Removal of existing conservatory. Erection of single storey rear extension and associated internal alterations and alteration to fenestration.

RECOMMENDATION: The Committee recommends that MSDC grant permission.

- 7) 39 High Street, Hurstpierpoint. [DM/26/1360](#) Proposed rear utility room extension and changes to fenestration.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 8) Hurstpierpoint Methodist Church Hall, 42 Cuckfield Road, Hurstpierpoint. [DM/26/0624](#) Technical Details Consent pursuant to permission in principle reference DM/25/0958/PIP (which granted planning permission in principle for the development of up to six residential dwellings (maximum floorspace of 1,000 sqm).
RECOMMENDATION: The Committee considers the proposed parking provision to be inadequate for a development of six dwellings. There is already insufficient on-street parking within Hurstpierpoint, and in particular on the Cuckfield Road. Any overspill parking generated by this development will place further pressure on surrounding roads. This issue is likely to be exacerbated by MSDC's proposed introduction of parking charges within village car parks, which will result in additional demand. The Committee is particularly concerned about the highway safety implications of inadequate parking provision. Cuckfield Road is already recognised as a road where safety concerns exist, as demonstrated by the forthcoming introduction of a 20mph speed limit. Additional on-street parking arising from this development would further reduce visibility and road space for vehicles and pedestrians. The site is also located in close proximity to local schools, where there are significant pedestrian movements. The Committee considers that any increase in parking demand at this location could have a detrimental impact on road and pedestrian safety. The Committee is not satisfied that adequate provision has been made for refuse and cycle storage. The plans do not demonstrate sufficient space for bins and bicycles serving six dwellings. The Committee considers the proposal to be an overdevelopment of the site. Smaller, more affordable units would better meet local housing needs and are likely to result in lower levels of vehicle ownership and parking demand, making them more appropriate for this location. The Committee also has concerns regarding the location of the existing bus stop in relation to the proposed development and the potential impact on user safety. Should the Local Planning Authority be minded to approve the application, consideration should be given to the relocation of the bus stop and the provision of an appropriate bus shelter, funded through developer contributions. For the reasons set out above, the Committee cannot support the application in its current form and recommends refusal.
- 9) Applegarth Halton Shaws, Hurstpierpoint. [DM/26/1367](#) Proposed erection of a Garden Building and Greenhouse.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 10) Hillsborough House, 118 High Street, Hurstpierpoint. [DM/26/1259](#) Proposed change of use from 6 self-contained flats to a single dwellinghouse.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 11) Land At Mill Lane, Sayers Common. [DM/26/1377](#) Proposal for 9 new build homes.
RECOMMENDATION: The Committee objects to this application. It previously objected to the proposal for five dwellings in principle on this site and considers that those concerns remain valid. The current proposal for nine dwellings represents an overdevelopment of the site and intensifies the concerns previously raised. The Committee remains concerned about access to and from the site via Mill Lane and considers the junction arrangements to present highway safety concerns. With the increase from five to nine dwellings, there will be significantly more vehicle movements associated with the development. This will result in approximately double the number of cars using what is already considered to be a dangerous access, increasing the risk to both residents and other road users. The Committee remains concerned that reducing the woodland buffer will increase noise from the A23 and adversely affect an important wildlife corridor and local biodiversity. Should the application be approved, it is essential that the proposed pedestrian route is delivered to a high standard and is suitable for pedestrians, cyclists, wheelchair users, mobility scooter users and those with pushchairs, providing a safe and accessible link to local facilities and services.
- 12) Grove Cottage, 122 College Lane, Hurstpierpoint. [DM/26/0610](#) Retrospective Listed Building Consent relating to the replacement of two ground floor windows and the regularisation of three additional windows installed prior to the current owner's occupation.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
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- 13) 53 The Grange, Hurstpierpoint. DM/26/1441** Proposed replacement of the windows and front entrance door. 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, application for lawful development certificate.
- 14) Alders Farm, Brighton Road, Hurstpierpoint. DM/26/1424** Demolition of agricultural building and replacement with single residential dwelling with associated garage.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 15) 9 Chestnut Grove, Hurstpierpoint. DM/26/1378** Move front door position and increase of flat roof to accommodate insulation, including side window and new soil pipe on the side elevation.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 16) Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, between Bedelands Nature. DM/25/1128** Reserve in the East and, Goddard's Green Waste Water Treatment Works In The West. Second phase of the Western Bridge and Link Road, comprising the construction of a two-lane single carriageway road, with 3m shared surface (cyclist/pedestrian) on the west side of the highway, and a segregated 5m cycleway/footway on the east side. Connecting to the first phase of WBLR at the roundabout junction on the A2300. Provision of Western Bridge, spanning 71m, carrying the highway and cycleway/footway over the River Adur and floodplain, connecting with future phases at the eastern extent. Includes provision of access to future residential areas, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting and landscaping. (Amended plans received 22.06.2026).
RECOMMENDATION: The Committee has no comment
- 17) 49 Wickham Hill, Hurstpierpoint. DM/26/1543** The creation of an in ground swimming pool 8m by 4m. Together with poolhouse 4m by 3m. Height 2.5m. 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, application for lawful development certificate
- 18) 174 Cuckfield Road, Hurstpierpoint. DM/26/1542** Proposed single storey front extension.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 19) 49 Hassocks Road, Hurstpierpoint. DM/26/1510** Erection of proposed detached garden room / annexe.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 20) 140 High Street, Hurstpierpoint. DM/26/1404** Proposed single-storey rear infill extension.- Upgrade of existing single glazed timber sash windows on the front elevation to vacuum double glazing and replacement of all existing UPVC casement windows on the rear elevations with conservation style sash windows of the same material / finish. Replacement of existing concrete roof tiles with slate tiles. Install of 1No. sun tunnel to rear south-facing roof. Demolition and replacement of existing lean-to single-storey rear extension of timber construction with wall-mounted pergola. Replacement of greenhouse and raised planters at the rear of the garden with an open carport of timber construction with small raised patio to create stepped access from rear garden. Install of external air-conditioning unit to the rear garden.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 21) The Cottage And The Old Barn, Southbrooks, Danworth Lane, Hurstpierpoint. DM/26/1392** Erection of a car port on-top of existing hardstanding.
RECOMMENDATION: The Committee recommends that MSDC grant permission.
- 22) 10 Furzeland Way, Sayers Common. DM/26/1577** Proposed single storey side extension. Single storey rear extension. Loft conversion with rear dormer and front facing roof windows. Adaption of existing extensions to allow compliance with GPDO 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, application for lawful development certificate. However, notes in the application form refer to 'New vehicular access and parking to the principle front elevation with parking' with drawings. The Committee would query whether the creation of a new access onto a main road,
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including the formation of a new dropped kerb and driveway, would fall within permitted development rights and requests that this is carefully considered as part of the assessment.

P26/27016: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority: There were no applications.

P26/27017: Information Items – Tree Applications. The committee noted the following applications:

- 1) 1 Church Green Cottages, Brighton Road, Hurstpierpoint, [DM/26/1300](#) T1 Pine - crown lift to 4m
RECOMMENDATION: No objection
- 2) 168 Western Road, Hurstpierpoint [DM/26/1301](#) T1 Beech reduce crown by 2-3m
RECOMMENDATION: No objection
- 3) 119 Western Road, Hurstpierpoint [DM/26/1302](#) T1 Magnolia - reduce crown by 1-2m
RECOMMENDATION: No objection
- 4) Land Rear Of 33 Nursery Close, Nursery Close, Hurstpierpoint [DM/26/1458](#) Ash (1T) - Reduce one large lower south-facing limb by approximately 3 metres, pruning back to suitable growth points.
RECOMMENDATION: No objection
- 5) Ashurst, Abberton Field, Hurstpierpoint. [DM/26/1533](#) T1 Conifer - remove large lower limbs. T2, T3, T4 and T5 - Leylandii: Remove lower limbs and reduce crown at top and house facing side by no more than 2 metres.
RECOMMENDATION: No objection
- 6) 2 Percy Saunders Drive, Hurstpierpoint. [DM/26/1544](#) G1 Mixed Species Group - Reduce/cut back overhang back to boundary line.
RECOMMENDATION: No objection

P26/27018: Enforcement Action – The committee NOTED the following updates: No notifications received.

P26/27019: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

- (1) Granted:** The Committee noted permissions granted by MSDC:
- a) 19 Dunlop Close, Sayers Common. **DM/26/0879** Proposed single storey side extension incorporating roof lights to north elevation.
 - b) 7 Kingsland Cottages, Reeds Lane, Sayers Common. **DM/26/0952** Proposed outbuilding, for use as a home office.
 - c) Bentley Cottage, Wickham Hill, Hurstpierpoint. **DM/26/1003** 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.
 - d) Gatehouse Farm, 1 Birdcage Lane, Goddards Green. **DM/26/0910** 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.
 - e) 150 Western Road, Hurstpierpoint. **DM/26/1025** Extension of existing detached garage by approximately 1m in width and 1m in depth, with renovation and conversion to form part storage and part home office/garden room.
 - f) 41 College Lane, Hurstpierpoint. **DM/26/1038** 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.
 - g) 12 Hurst Gardens, Hurstpierpoint. **DM/26/1085** New pitched roof above ground floor projections on principal elevation. Conversion of integrated garage.
 - h) 4 St Georges Place, Hurstpierpoint. **DM/26/1113** Front dormer to enhance roof conversion approved under permitted development DM/26/0555
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(2) Refused: The Committee noted refused applications by MSDC:

- a) 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.
- b) Vicarage Cottage, Mill Lane, Sayers Common. **DM/26/0968** Proposed loft conversion incorporating 1no. Dormer and 2no. Rooflights. Alterations to fenestration.

(3) Withdrawn: There are no withdrawn applications.

(4) Appeals: The Committee noted appeals:

- a) Maltings Farm, Malthouse Lane, Hurstpierpoint. **AP/26/0041**
- b) Moonshine Meadows, Land At Grid Reference 528715 121501, Cuckfield Road, Ansty. **AP/26/0040**

There being no other business the meeting closed at

21:05

Chairman
