



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 6th July 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

30th June 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 1st June 2026:** To receive and accept the minutes.
4. **Matters arising from the Meeting of the Planning Committee held on 1st June 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/26/1304](#) **10 Chalkers Lane, Hurstpierpoint, BN6 9LR**
Proposed single storey rear infill extension.
 - 6.3) [DM/26/1142](#) **26 Fairfield Crescent, Hurstpierpoint, BN6 9SF**
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.
 - 6.4) [DM/25/1857](#) **Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common, BN6 9JF**
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.
 - 6.5) [DM/26/1165](#) **Maltings Farm Malthouse Lane Hurstpierpoint, BN6 9JZ**
Part-retrospective application for alterations to existing wall to reduce height to 2 metres.
 - 6.6) [DM/26/1347](#) **23 Trinity Road Hurstpierpoint, BN6 9UY**
Removal of existing conservatory. Erection of single storey rear extension and associated internal alterations and alteration to fenestration.
 - 6.7) [DM/26/1360](#) **39 High Street, Hurstpierpoint, BN6 9TT**
Proposed rear utility room extension and changes to fenestration.

- 6.8) [DM/26/0624](#) **Hurstpierpoint Methodist Church Hall, 42 Cuckfield Road, Hurstpierpoint, BN6 9SA**
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)).
- 6.9) [DM/26/1367](#) **Applegarth Halton Shaws, Hurstpierpoint, BN6 9QR**
Proposed erection of a Garden Building and Greenhouse.
- 6.10) [DM/26/1259](#) **Hillsborough House, 118 High Street, Hurstpierpoint, BN6 9PX**
Proposed change of use from 6 self-contained flats to a single dwellinghouse.
- 6.11) [DM/26/1377](#) **Land At Mill Lane, Sayers Common**
Proposal for 9 new build homes.
- 6.12) [DM/26/0610](#) **Grove Cottage, 122 College Lane, Hurstpierpoint, BN6 9AJ**
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.
- 6.13) [DM/26/1441](#) **53 The Grange, Hurstpierpoint, BN6 9FD**
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.
- 6.14) [DM/26/1424](#) **Alders Farm, Brighton Road, Hurstpierpoint, BN6 9EE**
Demolition of agricultural building and replacement with single residential dwelling with associated garage.
- 6.15) [DM/26/1378](#) **9 Chestnut Grove, Hurstpierpoint, BN6 9SS**
Move front door position and increase of flat roof to accommodate insulation, including side window and new soil pipe on the side elevation.
- 6.16) [DM/25/1128](#) **Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, between Bedelands Nature 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).**
- 6.17) [DM/26/1543](#) **49 Wickham Hill, Hurstpierpoint, BN6 9NP**
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.
- 6.18) [DM/26/1542](#) **174 Cuckfield Road, Hurstpierpoint, BN6 9SD**
Proposed single storey front extension.
- 6.19) [DM/26/1510](#) **49 Hassocks Road, Hurstpierpoint, BN6 9QL**
Erection of proposed detached garden room / annexe.
- 6.20) [DM/26/1404](#) **140 High Street, Hurstpierpoint, BN6 9PX**
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.
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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.

6.21) [DM/26/1392](#) The Cottage And The Old Barn, Southbrooks, Danworth Lane, Hurstpierpoint, BN6 9LW
Erection of a car port on-top of existing hardstanding.

6.22) [DM/26/1577](#) 10 Furzeland Way, Sayers Common, BN6 9JB
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.

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

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

8.1) [DM/26/1300](#) 1 Church Green Cottages, Brighton Road, Hurstpierpoint, BN6 9TS
T1 Pine - crown lift to 4m

8.2) [DM/26/1301](#) 168 Western Road, Hurstpierpoint, BN6 9TE
T1 Beech reduce crown by 2-3m

8.3) [DM/26/1302](#) 119 Western Road, Hurstpierpoint, BN6 9SY
T1 Magnolia - reduce crown by 1-2m

8.4) [DM/26/1458](#) Land Rear Of 33 Nursery Close, Nursery Close, Hurstpierpoint.
Ash (1T) - Reduce one large lower south-facing limb by approximately 3 metres, pruning back to suitable growth points.

8.5) [DM/26/1533](#) Ashurst, Abberton Field, Hurstpierpoint, BN6 9QD 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.

8.6) [DM/26/1544](#) 2 Percy Saunders Drive, Hurstpierpoint, BN6 9RL G1 Mixed Species Group - Reduce/cut back overhang back to boundary line.

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) [DM/26/0879](#) 19 Dunlop Close, Sayers Common.** Proposed single storey side extension incorporating roof lights to north elevation.
 - b) [DM/26/0952](#) 7 Kingsland Cottages, Reeds Lane, Sayers Common.** Proposed outbuilding, for use as a home office.
 - c) [DM/26/1003](#) Bentley Cottage, Wickham Hill, Hurstpierpoint.** 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) [DM/26/0910](#) Gatehouse Farm, 1 Birdcage Lane, Goddards Green.** 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.
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- e) **DM/26/1025** **150 Western Road, Hurstpierpoint.** 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) **DM/26/1038** **41 College Lane, Hurstpierpoint.** 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) **DM/26/1085** **12 Hurst Gardens, Hurstpierpoint.** New pitched roof above ground floor projections on principal elevation. Conversion of integrated garage.
- h) **DM/26/1113** **4 St Georges Place, Hurstpierpoint.** Front dormer to enhance roof conversion approved under permitted development DM/26/0555

10.2 Refused: to note refusals by MSDC:

- a) **DM/25/3108** **Moonshine Meadows, Land At Grid Reference 528715 121501, Cuckfield Road, Ansty.** Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces.
- b) **DM/26/0968** **Vicarage Cottage, Mill Lane, Sayers Common.** Proposed loft conversion incorporating 1no. Dormer and 2no. Rooflights. Alterations to fenestration.

10.3 Withdrawn: to note withdrawn applications: There are no withdrawn applications.

10.4 Appeals: to note planning appeals.

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

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.
