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Village Centre
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MINUTES of the meeting of the **Planning Committee** held on Monday 1st June 2026 at 7.30 pm in the Hurstpierpoint Village Centre.

Members present: Cllr Julia Shorrocks (Chair) Cllr Helen Bedford Cllr Shaun Hole
Cllr Michael Avery Cllr Lindsay Thompson Cllr Susan Dyke

Also present: Viv Aloy (Assistant Clerk)

Absent: Cllr Bob Sampson, Cllr Sarah Baldey

P26/27001: Apologies for Absence: Apologies were received from Cllr Bob Sampson, and Cllr Sarah Baldey and it was:

RESOLVED: That the Committee **ACCEPTS** the apologies for absence from Cllr Bob Sampson and Cllr Sarah Baldey

P26/27002: Declarations of Interest: Cllr Shaun Hole declared pecuniary interest in items 6.4 and 6.8. Cllr Helen Bedford declared a non-pecuniary interest in item 6.13.

P26/27003: Minutes of the Planning Committee meeting held 27th April 2026: It was:

RESOLVED: That the Committee **AGREED** the Planning Committee minutes of 27th April 2026.

P26/27004: To elect the Vice-Chair(s) of the Committee. To elect the Vice-Chair(s) of the Planning Committee for the ensuing year. Councillors were unanimous and it was:

RESOLVED that the Planning Committee elects Cllr Helen Bedford to be Vice-Chair for the ensuing year.

P26/27005: Adjournment for questions from the public: There were no members of the public present.

P26/27006: Applications - Committee decision: The Committee considered the following and made **RECOMMENDATIONS** to the Planning authority:

- 1) 3 Wintergreen Way, Sayers Common [DM/26/0580](#)** 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.
The Committee NOTED that permission was granted by MSDC on 20.05.2026
- 2) Pickhams Cottage, Cuckfield Road, Hurstpierpoint [DM/26/1012](#)** Conversion and extension of existing barn to form a residential dwelling with swimming pool (DM/22/3857)
RECOMMENDATION: The Committee recommends that MSDC grant permission
- 3) 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.
RECOMMENDATION: The Committee recommends that MSDC grant permission

Cllr Shaun Hole left the meeting at 19:40 while items 6.4 and 6.8 were discussed by the committee, due to a previously declared interest.

- 4) **Land West Of Kings Business Centre Reeds Lane Sayers Common** [DM/25/3067](#) 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).

RECOMMENDATION: The Committee refers to its previous representation from 07.01.26 and wishes to reiterate its concerns that the proposed number of dwellings represents an inappropriate density for the site. Concerns also remain regarding flood risk (see detailed representation from 1 Kingsland Cottages), and around the viability of the Travel Plan Statement. The Committee recommends that this statement should be reviewed once the data from the recent traffic survey, commissioned by Hurstpierpoint and Sayers Common, Albourne and Twineham Parish Councils, has been analysed and a relevant report created. The Committee was also disappointed to see that WSCC Highways have made suggestions for footway improvements on land that belongs neither to WSCC nor to the developer (consultation response 05.02.2026, page 4) and recommends that the landowner be consulted.

Cllr Shaun Hole rejoined the meeting at 19:59.

- 5) **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. 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: Committee notes that the original application for planning permission under DM/26/0068 was refused. As this is now an application for a lawful development certificate, the Committee has no further comment.

- 6) **150 Western Road, Hurstpierpoint** [DM/26/1025](#) 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.

RECOMMENDATION: No comment, application for lawful development certificate

- 7) **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

RECOMMENDATION: The Committee recommends that MSDC grant permission

- 8) **Land To The North Of Lyndon, Reeds Lane, Sayers Common** [DM/26/1072](#) 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.

(Application discussed during the absence of Cllr Shaun Hole due to a previously declared pecuniary interest)

RECOMMENDATION: Committee recommends refusal on the grounds that **fully accessible wheelchair housing is in short supply in the area, and therefore strongly believes that this condition should remain.**

- 9) **12 Hurst Gardens, Hurstpierpoint** [DM/26/1085](#) New pitched roof above ground floor projections on principal elevation. Conversion of integrated garage.

RECOMMENDATION: The Committee recommends that MSDC grant permission

- 10) **4 St Georges Place, Hurstpierpoint** [DM/26/1113](#) Front dormer to enhance roof conversion approved under permitted development DM/26/0555

RECOMMENDATION: The Committee has no objection in principle to a front dormer, but has concerns regarding the height of the current design

11) 50 Cuckfield Road, Hurstpierpoint [DM/26/1151](#) 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.

RECOMMENDATION: The Committee has no objections in principle to the erection of a 'granny annex' but expressed concerns over the quality of design due to a potential lack of light

12) 14 Furzeland Way, Sayers Common [DM/26/1172](#) Proposed two storey side extension with extension of existing rear dormer of existing flat roof side projections.

RECOMMENDATION: The Committee recommends that MSDC grant permission

13) Ailsa Craig, Abberton Field, Hurstpierpoint [DM/26/1213](#) Retrospective planning permission for external cladding.

RECOMMENDATION: The Committee recommends refusal on the grounds that white plastic weatherboard is not deemed appropriate for a property within the conservation area. The Committee also wishes to highlight that one of the examples listed by the applicant (Fairhaven- [DM/25/1769](#)) was initially refused permission by the conservation officer for their original proposed zinc cladding

14) 6 St Christophers Road, Hurstpierpoint [DM/26/1239](#) 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.

RECOMMENDATION: No Comment – application for a lawful development certificate

P26/27007: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority:

- 1) Unit 44, Gatehouse Hub, Neaves Park, Goddards Green [LI/26/0712](#) 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

RECOMMENDATION: The Committee recommends that MSDC grant permission.

P26/27008: Information Items – Tree Applications. The committee noted the following applications:

- 1) Pump Cottage, 45 High Street, Hurstpierpoint [DM/26/1104](#) T1- Magnolia-Crown reduce by 1.8m, crown raise by 2m and thin by 15%, removing any crossing branches. Please note amended description.

RECOMMENDATION: No objection

- 2) Orchard House, St Georges Place, Hurstpierpoint [DM/26/1094](#) Chamaecyparis (conifer) – Fell

RECOMMENDATION: No objection

- 3) 53A College Lane, Hurstpierpoint [DM/26/1106](#) 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.

RECOMMENDATION: No objection

- 4) 122 Western Road, Hurstpierpoint [DM/26/1182](#) Oak (T1) Reduce crown by 2m, thin crown density by 20%

RECOMMENDATION: No objection

- 5) 5 Hurst Gardens Hurstpierpoint [DM/26/1242](#) 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.

RECOMMENDATION: No objection

P26/27009: Enforcement Action – The committee NOTED the following updates: No notifications received.

P26/27010: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

- a) 2 Foxhole Cottages, Bedlam Street, Hurstpierpoint. **SDNP/26/00581/HOUS** Demolition of existing outbuilding and erection of a replacement outbuilding.
- b) 2 Foxhole Cottages, Bedlam Street, Hurstpierpoint. **SDNP/26/00660/HOUS** Two storey rear extension to the rear (north) elevation.
- c) Contego Safety Wearmaster House, Malthouse Lane, Hurstpierpoint. **DM/24/0853** 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) 12 Marchants Road, Hurstpierpoint. **DM/26/0323** 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) Harmony Energy Battery Energy Storage Facility, Malthouse Lane, Hurstpierpoint. **DM/24/1456** Proposed erection of 2 no. shipping containers on site.
- f) 7 Kingsland Cottages, Reeds Lane, Sayers Common. **DM/26/0715** Proposed two-storey side extension and porch canopy to front.
- g) Cumberland Barn, Bishopstone Lane, Ansty. **DM/26/0498** Proposed entrance porch and lean-to roof canopy to frontage of property.
- h) 3 Wintergreen Way, Sayers Common. **DM/26/0580** Proposed erection of single storey rear extension.

(2) Refused:

- a) No refusals

(3) Withdrawn: There are no withdrawn applications.

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

(4) Appeals:

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

There being no other business the meeting closed at

20:40

Chairman