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

Members present: Cllr Cllr Julia Shorrocks (Chair) Cllr Michael Avery
Cllr Susan Dyke Cllr Bob Sampson Cllr Lindsay Thompson

Also present: Gemma Porteous (Assistant Clerk)

Absent: Cllr Sarah Baldey Cllr Helen Bedford Cllr Shaun Hole
Cllr Jayne Webb Cllr Sue Kelly

P26/27038: Apologies for Absence: Apologies were received from Cllr Sarah Baldey, Cllr Helen Bedford, Cllr Shaun Hole, Cllr Jayne Webb, Cllr Sue Kelly and it was:

RESOLVED: That the Committee ACCEPTS the apologies for absence from Cllr Sarah Baldey, Cllr Bob Sampson, Cllr Helen Bedford, Cllr Shaun Hole, Cllr Jayne Webb and Cllr Sue Kelly

P26/27039: Declarations of Interest: No declarations of interest

P26/27040: Minutes of the Planning Committee meeting held 7th September 2026: It was:

RESOLVED: That the Committee AGREED the Planning Committee minutes of 7th September 2026.

P26/27041: Adjournment for questions from the public: There were 4 members of the public present who all spoke against 6.4.

P26/27042: Applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

1) **Willowbrook, Danworth Lane, Hurstpierpoint. DM/25/1406** Proposed conversion and extension of hay barn to create 1 no. one bedroom dwelling with two proposed parking spaces and removal of existing mobile home (Corrected plans and updated information received 20 August 2026)
RECOMMENDATION: The committee have no further comment.

2) **53 The Grange, Hurstpierpoint. DM/26/2146** Proposed replacement of all existing windows and front entrance door. New windows to be grey anthracite PVC triple-glazed units and the front door a composite door in anthracite grey.
RECOMMENDATION: The committee recommends refusal and considers that the proposed anthracite grey windows would be out of keeping with the existing street scene and the character of surrounding properties.

3) **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) (amended plans received 18.08.2026 and 20.08.2026 and viability assessment submitted 07.09.2026)

RECOMMENDATION: The Committee recommends refusal. The committee notes that minor amendments have been made to address the Conservation Officer's comments; however, previous concerns raised by the Parish Council have not been addressed, namely:

- **Parking: Only 4 parking spaces are proposed. The Committee considers this insufficient for the scale of the development and notes that the WSCC parking calculator indicates a requirement for 12 spaces.**
- **Highway Safety: There is insufficient space for vehicles to turn on site, increasing the likelihood of vehicles reversing onto the main carriageway.**
- **Pedestrian Safety: The site is located on a key route to the primary school, giving rise to concerns regarding pedestrian safety.**
- **Traffic Flow: Traffic congestion is already experienced in this area, with cars regularly mounting the pavement and queues frequently extending back to the roundabout and impacting the High Street.**
- **Overdevelopment: The Committee considers the proposal represents overdevelopment of the site, with too many dwellings and insufficient amenity space.**
- **Housing Mix: Whilst smaller properties are needed locally, the Committee does not consider the proposed mix appropriate, particularly the inclusion of a 4-bedroom dwelling. A scheme comprising 6 one-bedroom flats would, in the Committee's view, be more suitable for the site.**

4) **Land Between 149 And 161, College Lane, Hurstpierpoint.** **DM/26/2178** Erection 6no. dwellings with associated access, landscaping, parking and areas of open space.

RECOMMENDATION: The Committee recommends refusal of this application as it is considered to represent an overdevelopment of the site, and would result in unacceptable impacts on the local transport network, highway and pedestrian safety, and sustainable travel objectives.

- **The proposal does not match the existing linear settlement pattern, encroaches into the countryside and fails to sit harmoniously within the established layout of the street. The Committee considers the development to be crammed and forced into the site and therefore an overdevelopment.**
- **The proposal would result in an unacceptable impact on the local transport network, increasing traffic movements on an already busy section of College Lane.**
- **The Committee has concerns regarding highway safety due to the narrowness of the road, the increase in vehicle movements and the resulting impact on road users.**
- **The proposal would have an unacceptable impact on pedestrian safety, particularly given the limited space available for pedestrians along this stretch of road.**
- **The location is not considered sustainable and would be likely to increase reliance on private car travel, contrary to the principles of sustainable development.**
- **The Committee questions whether sufficient space exists within the site to accommodate all six dwellings without creating a cramped and contrived form of development, particularly in relation to the two dwellings at the front of the site and the introduction of the new access road, which appear forced into the available space.**
- **The proposal is therefore considered contrary to Policy S5.**

5) **Old Danworth Cottage, Danworth Lane, Hurstpierpoint.** **DM/26/1968** Variation of condition no 2 relating to planning application DM/23/1790 as amended by non material amendment application DM/26/2019) to allow for design changes. Amended Plans received 11.09.2026.

RECOMMENDATION: The committee recommends that MSDC grant permission.

6) **37 Highfield Drive, Hurstpierpoint.** DM/26/2228 Proposed garage conversion to create a wheelchair-accessible bed and living space and accessible wet-room.

RECOMMENDATION: The Committee recommends that MSDC grant permission if the application meets the requirements for a disabled living area.

7) **Alders Farm, Brighton Road, Hurstpierpoint.** DM/26/2238 Proposed conversion of a barn into four residential dwelling houses.

RECOMMENDATION: The Committee recommends refusal of this application. The site lies outside the settlement boundary in an isolated location, and the proposal has failed to demonstrate compliance with the relevant policy requirements for residential development in the countryside. The Committee also has significant concerns regarding the suitability of the site for residential use, its accessibility, and the practicalities of servicing the development.

- **The site lies outside the settlement boundary and is in an isolated location. The Committee does not consider the proposal to satisfy the exceptions set out within Policy H011, as it does not represent a development of architectural excellence and is not considered essential accommodation for rural workers.**
- **The proposal represents an overdevelopment of the existing barn and would result in a poor standard of development.**
- **The site is poorly connected to the village and local services.**
- **The Committee questions whether the existing barn is structurally suitable for conversion to four residential dwellings.**
- **Concerns regarding access rights, as the access track serving Alders Farm is not owned by the applicant. It is therefore unclear whether the proposed dwellings would have the necessary legal rights of access.**
- **The Committee has concerns regarding potential contamination of the site and notes reports of regular burning activities in the vicinity, resulting in smoke and odour issues that may affect residential amenity.**
- **No parking provision appears to have been allocated for the proposed dwellings.**
- **The site is unsustainable, with future occupants heavily reliant on private vehicles for all day-to-day journeys.**
- **The proximity of the A23 raises concerns regarding noise impacts.**
- **Highway safety concerns exist due to limited visibility onto a fast-moving 60mph road.**
- **No details have been provided regarding foul drainage arrangements. In the absence of a mains sewer connection, the Committee would expect details of any septic tank or alternative drainage solution to be provided.**
- **The site does not appear suitable for residential accommodation in its current condition and would require substantial clearance and remediation before residential use could reasonably be considered.**
- **The committee strongly recommend that an officer visits the site.**
- **For the reasons set out above, the Committee considers the proposal to be contrary to the principles of sustainable development, and recommends refusal.**

8) **Land At Mill Lane, Sayers Common.** DM/26/1377 Proposal for 9 new build homes. (Amended plans and information received 15.09.2026, 11.08.2026 and 28.07.2026)

RECOMMENDATION: The Committee acknowledges the amendments made to the access arrangements and is satisfied that these concerns have been addressed. However, the Committee's other previous comments and concerns remain unchanged.

9) **3 Gothard Green Way, Goddards Green.** DM/26/2085 Introduction of additional windows and access doors to existing building and introduction of additional car parking bays on existing areas of hardstanding to the west of the building.

RECOMMENDATION: The committee recommends that MSDC grant permission.

10) **Land Adj To The Meadows, Little Park Farm, Marchants Close.** **DM/26/2280** Revisions to previous approved new dwelling under technical details consent reference (DM/25/3176), to now include additional single storey ground floor side extension. This follows Permission in Principle granted under reference DM/25/1549.

RECOMMENDATION: The Committee recommends refusal. The committee notes that the proposed extension would bring the development closer to the site boundary and the adjacent mature trees. The submitted arboricultural assessment relates to the previously approved dwelling and was undertaken before the additional side extension was proposed. No updated arboricultural assessment has been submitted to assess the impact of the extension in its revised form.

P26/27043: Licensing Applications: Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Licensing authority: There were no applications.

P26/27044: Information Items – Tree Applications. The committee noted the following applications:

1) **Greensands, Albourne Road, Hurstpierpoint.** **DM/26/2049** T1 Holm Oak - remove one lateral branch 4m off the ground to balance, T2, T3 and T4 Robinias - fell, T5 Yew - fell, T6 Yew remove one lateral branch 3m off the ground to balance, T7 and T8 Robinia saplings - fell, T9 Sycamore - Reduction of canopy by 3 metres, T10 Beech - fell, T11 and T12 limes - fell T14 Yew reduce crown by 2 metres.

RECOMMENDATION: No comment – already approved.

2) **7 Hassocks Road, Hurstpierpoint. DM/26/2133** T1 - Evergreen magnolia : Reduce crown by approx 2m. T2 - Tortured willow : Fell. T3 Magnolia : Reduce crown by approx. 1.5m.

RECOMMENDATION: The committee has no objection

3) **Wych House, Halton Shaws, Hurstpierpoint. DM/26/2241** Copper Beech - reduce crown by 2m. Hazel - reduce branches overhanging drive and steps in Halton Shaws by 2 meters. Holly - reduce crown by 2m and lift up overhanging branches by 2m. Arborvitae (Pine) - reduce branches overhanging drive and steps in Halton Shaws by 2m.

RECOMMENDATION: The committee has no objection

P26/27045: Enforcement Action – The committee NOTED the following updates: No notifications received.

P26/27046: MSDC Planning Decisions: (All as H&SC PC recommendation, except where noted).

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

a) Little Washbrook Farmhouse , Brighton Road, Hurstpierpoint. **SDNP/26/02615/HOUS** Erection of a single storey rear extension

b) 159 Cuckfield Road, Hurstpierpoint. **DM/26/1527** Erection of single storey side and rear extension.

c) Old Danworth Cottage Danworth Lane Hurstpierpoint. **DM/26/2019** Non material amendment to application dm/23/1790 - Amendment of proposed description of the development to proposed two storey extension.

d) 10 Furzeland Way Sayers Common. **DM/26/1584** Hip to gable roof enlargement. loft conversion with rear dormer and front facing roof windows. Single storey rear and side extensions. New vehicular access and parking to the principle front elevation.

e) 55 College Lane, Hurstpierpoint. **DM/26/1648** Proposed solar panels to be fitted to the south facing roof slope and air source heat pump to be fitted in the garden.

f) 49 Hassocks Road, Hurstpierpoint**. DM/26/1510** Erection of proposed detached garden room.

g) 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.

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

i) 7 Wolstonbury Close Hurstpierpoint. **DM/26/1867** Proposed construction of part double and part single storey rear extensions. Proposed alterations and upgrades to external appearance of dwelling with a number of internal and external alterations. Proposed creation of additional off road parking requiring a new drop kerb for access

(2) Refused: The Committee noted refused applications by MSDC:

a) Nupur Indian Restaurant 122 High Street Hurstpierpoint. **DM/25/2155**Proposed new 2 no bedroom dwelling to the rear of 122 high street.

(3) Withdrawn: The committee noted withdrawn applications: no withdrawn applications

(4) Appeals: The Committee noted appeals:

a) Maltings Farm Malthouse Lane Hurstpierpoint. AP/26/0065 Part-retrospective application for alterations to existing wall to reduce height to 2 metres

b) AP/26/0040 (DM/5/3108) Moonshine Meadow, Cuckfield Road, **APPEAL DISMISSED**

There being no other business the meeting closed at 21:00 Chairman