

MINUTES of the meeting of the **Planning Committee** on Thursday 1 December 2016 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present:

Rosemary Burns - Chairman
David Evans
Rodney Jackson
Steve Whitehead
Allan Brown
Judith Marsh
Amanda Geel

Martin Machan
Tony Lank
Bob Sampson
Stephen Hand
John Lowman
Julia Shorrocks

Also Present:

Charlotte Kempson – Assistant Clerk

P16-053. Apologies for Absence and Declarations of Interest: There were no apologies received. David Evans declared a personal interest in item P16/058.13 – Filberts, Albourne Road, Hurstpierpoint, BN6 9ES (DM/16/4861).

P16/054. Minutes of the Planning Committee meeting held on 3 November 2016: The Minutes were received and accepted by the Committee and signed by the Chairman.

P16/055. Matters arising from the Meeting of the Planning Committee held on 3 November 2016:
(1) Number of permissions for new homes: The Committee were given an update on the number of houses in the parish that have been given permission for new homes.

P16/056. Adjournment for questions from the public: The Committee agreed to adjourn the Meeting in accordance with Clause 1(d) of Standing Orders to allow members of the public to speak. It was agreed that the public would speak with the item was discussed. The meeting then resumed.

P16/057. Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P15/036: (The decisions of the Chairman and Vice-Chairman will be reported to the meeting.) The Committee was asked to note the following:

P16/057.1. 186 Western Road, Hurstpierpoint, BN6 9TE (DM/16/4852) Bay (T1) fell. Yew (T2) reduce crown by 1m. Portugal Laurel (T3) Fell. Rowan (T4) Fell. Plum (T5) Fell. Thuja (T6) fell.

Recommendation: Permission is granted.

P16/058. Planning applications - Committee decision: The Committee was asked consider the following and make RECOMMENDATIONS to the Planning authority:

P16/058.1. 26 Cuckfield Road, Hurstpierpoint, BN6 9SA (DM/16/3635) rear single storey extension and associated internal alterations (Amended plans received 31 October 2016).

RECOMMENDATION: No comment.

P16/058.2. Little Park, Trinity Road, Hurstpierpoint, BN6 9UY (DM/16/3819) Formation of a new, secondary vehicular access onto Trinity Road. Removal of existing Leylandii trees and extension of the front boundary wall including a pair of timber gates to serve the new secondary access. New soft landscaping, new driveway and turning area and construction of a detached garage with accommodation at first floor level.

RECOMMENDATION: Refusal – Lack of and inconsistencies with information, the height of the proposed garage is not stated. No direct linkage to the main house and no evidence of need or use.

P16/058.3. Little Park, Trinity Road, Hurstpierpoint, BN6 9UY (DM/16/3823) Extension of the front boundary wall including a pair of timber gates to serve the new secondary access.

RECOMMENDATION: Refusal – Lack of and inconsistencies with information, the height of the proposed garage is not stated. No direct linkage to the main house and no evidence of need or use.

P16/058.4. Co Op Welcome, 95 High Street, Hurstpierpoint, BN6 9RE (DM/16/4494) Replacement logo and letters on existing fascia, change colour of fascia and logo will be halo illuminated.

RECOMMENDATION: Permission is granted.

P16/058.5. Land to the Rear of 117 College Lane, Hurstpierpoint, BN6 9 AF (DM/16/4500) Proposed horse exercising arena and perimeter fencing for private use.

RECOMMENDATION: Permission is granted with a condition of no lighting.

P16/058.6. Pakyns Farm, Bullfinch Lane, Hurstpierpoint, BN6 9ER (DM/16/4532) proposed conversion of agricultural building to stables and construction of manege.

RECOMMENDATION: Permission is granted with a condition of no lighting.

P16/058.7. Randiddles Barn, 1 Randiddles Close, Hurstpierpoint, BN6 9BG (DM/16/4586) Conversion of single bay of barn to habitable accommodation (amendment to previous permission).

RECOMMENDATION: Permission is granted.

P16/058.8. Randiddles Barn, 1 Randiddles Close, Hurstpierpoint, BN6 9BG (DM/16/4589) Conversion of single bay of barn to habitable accommodation (amendment to previous permission).

RECOMMENDATION: Permission is granted.

P16/058.9. Little Turrets, Malthouse Lane, Hurstpierpoint (DM/16/4689) Revised scheme relating to planning application reference DM/16/1349. Adjust front and rear soffit levels to match, roof light referred to in condition 3 of the consent omitted, reposition rear dormer to suit the revised internal alterations to the upper floor and minor internal alterations to the ground floor with revisions to the door and window openings.

RECOMMENDATION: No comment.

P16/058.10. Avtrade Global Headquarters, Reeds Lane, Sayers Common, BN6 9JQ (DM/16/4718)

Proposed new warehouse building with associated parking and landscaping.

RECOMMENDATION: Permission is granted.

P16/058.11. Land adjacent to Erskine Cottage, Brighton Road, Hurstpierpoint, BN6 9EF (DM/16/4809)

Demolition of existing buildings and erection of a 2 bedroom single residential dwelling.

RECOMMENDATION: Permission is granted.

P16/058.12. Marton, Wickham Hill, Hurstpierpoint, BN6 9NP (DM/16/4704) demolition of an existing single storey rear conservatory, constructing in its place a two storey extension.

RECOMMENDATION: Permission is granted.

P16/058.13. Filberts, Albourne Road, Hurstpierpoint, BN6 9ES (DM/16/4861) demolition of existing bungalow and garage and erection of 3 no. detached houses.

RECOMMENDATION: Permission is granted. Concerns were raised over additional traffic.

Building materials and design are to fit in with existing properties due to it being on the boundary with the Conservation Area.

P16/058.14. 65 Western Road, Hurstpierpoint, BN6 9SX (DM/16/4874) two storey side extension (Retrospective revisions to approved scheme DM/15/2286).

RECOMMENDATION: Permission is granted.

P16/058.15. 1 Wolstonbury Close, Hurstpierpoint, BN6 9AA (DM/16/4889) part retrospective application for single storey rear/side extension; detached garage/store; new porch; conversion of garage into habitable accommodation; new window to front elevation; and extension to the existing drive. Revised application to DM/15/4029 to incorporate amended south elevation.

RECOMMENDATION: Permission is granted.

P16/058.16. Goddards Green Wastewater Treatment Works, Cuckfield Road, Burgess Hill, West Sussex, RH17 5AL (WSCC/059/16/HP) erection of 2 no. Ferric Dosing Kiosks.

RECOMMENDATION: Permission is granted.

P16/059. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P16059.1. Granted: The Committee noted permissions granted by MSDC:

(a) Box House Farm, Langton Lane, Hurstpierpoint (DM/16/2772) construction of a new single detached dwelling with associated hard and soft landscaping works.

HP&SCPC RECOMMENDATION: Refusal – the size of the proposed dwelling. Contrary to Neighbourhood Plan Policy – Hurst C1 – Conserving and enhancing character.

(b) 2 South Avenue, Hurstpierpoint (DM/16/3938) Demolition of an outbuilding and erection of a single storey side and rear extension to the existing dwelling.

(c) 143 College Lane, Hurstpierpoint (DM/16/3586) Erection of a single storey rear extension extending beyond the rear wall of the original house by 4.5m, to a maximum height of 3.95m and the height of the eaves to 2.7m.

(d) Land Parcel North of Goddards Green at 529078 121294, Cuckfield Road, Ansty (DM/16/4578) non-material amendment to planning permission DM/15/1518 to allow approval of as built site layout including addition of 3 cabinets.

(e) Star House, Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/2610) Formation of mezzanine floor level to form student dayrooms and associated internal alterations to form additional student facilities. Removal and replacement of metal framed glazed window units within existing openings (west, east, and north elevations).

- (f) Star House, Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/2611) Formation of mezzanine floor level to form student dayrooms and associated internal alterations to form additional student facilities. Removal and replacement of metal framed glazed window units within existing openings (west, east, and north elevations).
- (g) 68 College Lane, Hurstpierpoint (DM/16/2985) first floor rear extension and single storey detached building to rear garden, to be used as a workshop and garage.
- (h) Dukeside, 4 Dukes Place, Sayers Common (DM/16/3908) single storey side extension.
- (i) 108 College Lane, Hurstpierpoint (DM/16/3956) proposed single storey rear extension, enlargement of existing first floor rear window, front porch, insertion of high level window and 2 x roof lights.
- (j) Land North of Highfield Drive, Hurstpierpoint (DM/16/4320) non material amendment to application 14/01515/FUL – plot 16 – a change in the height of windows to increase the header of the windows by a brick course. Alterations to the roof pitch.
- (k) Pakyns Garden Cottage, Albourne Road, Hurstpierpoint (DM/16/2731) erection of detached 4 bedroom single storey dwelling with detached double garage.
HP&SCPC RECOMMENDATION: Refusal. Additional dwelling in the countryside, contrary to Neighbourhood Plan Policy Hurst C1 and C3.
- (l) Knowles Tooth, Langton Lane, Hurstpierpoint (DM/16/2685) conversion of the existing grade 2 listed building into a single dwelling including internal and external alterations including a porch and orangery, erection of two detached dwellings within the grounds with associated garaging and hard and soft landscaping.
- (m) Knowles Tooth, Langton Lane, Hurstpierpoint (DM/16/2681) conversion of the existing grade 2 listed building into a single dwelling including internal and external alterations including a porch and orangery, erection of two detached dwellings within the grounds with associated garaging and hard and soft landscaping.

P16/059.2. Refused: The Committee noted refusals by MSDC:

- (a) 1 Wolstonbury Close, Hurstpierpoint (DM/16/4536) non-material amendment to planning application DM/15/4029.
- (b) 65 Western Road, Hurstpierpoint (DM/16/4524) non material amendment to application reference DM/15/2286. Pitched roof canopy over front projection.
- (c) Little Turrets, Malthouse Lane, Hurstpierpoint (DM/16/4222) non material amendment relating to planning application reference DM/16/1349 to change roof shape.

P16/059.3. Withdrawn: The Committee noted withdrawn applications:

- (a) 26 Cuckfield Road, Hurstpierpoint (DM/16/3638).

P16/060. Street naming – Chalkers Lane South: The Committee was asked to consider a proposal for a named block of houses at the Chalkers Lane South Development. The development is by David Wilson Homes. The district council will have to insert 3 additional properties into the numbering sequence for Winifred Ratcliffe Place. As a number of properties on this road have already been sold the Council will not now be able to amend the sequencing without causing considerable inconvenience and distress to existing occupiers. In order to resolve the situation, the Council intends to create a named block of houses.

A list was previously prepared by Cllr David Evans for 9 roads on the Little Park Development, 8 of which were used. It is therefore suggested the surname of the unused 9th name, Clive Edward Foster is recommended. (Ref: MSDC email *Chalkers Lane Development – 17 November 2016*).

RESOLVED: The Committee approved the name Foster Cottages for the named block of houses at Chalkers Lane South Development.

P16/061. Planning Committee Budget 2017/18: The Committee was asked to consider its budget for the Financial Year 2017/18. The overall budget will be considered by the Finance & General Purposes Committee at its meeting on 8 December 2016. (Ref: *Budget2017/18 – 18 October 2016– Planning Committee*).

The Committee discussed the budget and whether the amount should stay the same or increase. The Committee agreed on a budget which will be taken to Finance and General Purposes Committee.

RECOMMENDATION to Finance and General Purposes Committee: The Finance and General Purposes Committee consider the Planning Budget for 2017/18.

P16/062. Information Items: The Committee was asked to note the following and comment were required:

(1) South Downs National Park Authority – Consultation on Local Validation list: Since 2008 local planning authorities have been required to publish a list of information they require to validate the planning applications they receive. The government now requires local planning authorities to review the Local List every 2 years. Due to significant changes to planning legislation, policy and guidance it is considered timely to review the SDNP's current validation requirements. After the consultation the SDNP will consider all comments received and amend the Local List as appropriate. The consultation period is 1 November 2016 until 30 December 2016. The Committee was asked whether it wished to comment. (Ref: *SDNPA – Local List Review – invite to Parish Councils - email 31 October 2016*).

The Committee agreed they would not be making a comment.

(2) CPRE – Sussex News: Autumn/Winter 2016 Newsletter, available in the office.

(3) Kingsland Laines, Sayers Common – 120 houses: The Parish Councils, Statement of Case, objecting to the plan has been lodged by our consultants, Dowsettmayhew.