

**MINUTES** of the meeting of the **Planning Committee** on Thursday 1 February 2018 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

**Committee Members Present**

Rosemary Burns  
David Evans  
Allan Brown  
Tony Lank  
Bob Sampson  
Steve Whitehead

Malcolm Llewellyn  
John Lowman  
Rodney Jackson  
Stephen Hand  
Julia Shorrocks

**Also Present:**

Charlotte Kempson ASSISTANT CLERK  
Nick Sinclair  
2 Members of the public.

**P17/082. Apologies for Absence and Declarations of Interest:** The following apologies for absence were received prior to the meeting and accepted: Martin Machan and Peter Griffiths. The following member declared a personal interest: Malcolm Llewellyn (P17/087.1. 19 Hassocks Road, Hurstpierpoint, West Sussex, BN6 9QH (DM/18/0038))

**P17/083. Minutes of the Planning Committee meeting held on 4 January 2018:** The minutes were received and accepted by the Committee and signed by the Chairman.

**P17/084. Matters arising from the Meeting of the Planning Committee held on 4 January 2018:** There were no matters arising.

**P17/085. 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 when the item was discussed. The meeting then resumed.

**P17/086. Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P17/048:** (The decisions of the Chairman and Vice-Chairman are reported to the meeting.) There were no applications in this category.

**P17/086.1. Butchers Barn High Street Hurstpierpoint Hassocks West Sussex BN6 9PU (DM/18/0174)** (T1) Silver Birch - reduce crown by 2m to previous pruning points.

**RECOMMENDATION: Permission is granted.**

**P17/086.2. 12 Park Cottages Manor Road Hurstpierpoint Hassocks West Sussex BN6 9UW (DM/18/0255)** Eucalyptus (T1) – reduce and reshape crown by 1.5m.

**RECOMMENDATION: Permission is granted.**

**P17/087. Planning applications - Committee decision:** The Committee was asked consider the following and make RECOMMENDATIONS to the Planning Authority:

**P17/087.1. 19 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH (DM/18/0038)**

Enlargement of existing cellar. Light well to side elevation.

**RECOMMENDATION: Permission is granted subject to the Conservation Officer's comments.**

**P17/087.2. 10 The Acorns Sayers Common Hassocks West Sussex BN6 9JW (DM/18/0080)** Demolition of existing sheds and rain canopy to side elevation. Construction of new utility and cloakroom, new external store. Construction of adapted paving/driveway to provide pedestrian access from the front to the rear garden.

**RECOMMENDATION: Permission is granted.**

**P17/087.3. Big Edgerley Barn College Lane Hurstpierpoint Hassocks West Sussex BN6 9QY (DM/18/0103)**

Amended design to approved alterations under ref DM/16/1656 to provide an amended link extension to connect the existing Barn to the existing Hovel.

**RECOMMENDATION: Permission is granted.**

**P17/087.4. 91 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RS (DM/18/0143)** Extension to side and rear with room in the roof conversion and garage conversion. Renewal of existing permission ref DM/15/0190.

**RECOMMENDATION: Permission is granted.**

**P17/087.5. 104 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX (DM/18/0096)** Replacement Window.

**RECOMMENDATION: Permission is granted.**

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**P17/087.6. 14 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH (DM/18/0220)**

Erection of conservatory to rear and front.

**RECOMMENDATION: Refusal – out of keeping with the development, poor design.**

**P17/087.7. Southdown Cottage, 145 High Street, Hurstpierpoint, BN6 9PU (DM/18/0288)** Retrospective application for ground and first floor extensions including addition of chimney stack, replacement brickwork wall to rear side boundary, re-rendering to front elevation along with amended soffit detail and replacement timber windows to front elevation. Central roof light removed from West elevation and 2 no. replacement conservation roof lights, glazed panel removed from East roof slope and 1 no. replacement conservation roof light.

**RECOMMENDATION: The changes proposed by the application were acknowledged by the Committee. However, it was felt the following issues have not been addressed and /or should be considered:**

**The property being within a Conservation Area, side windows to match the proposed front timber sash windows. The front elevation to be taken back to the original brickwork, and no further encroachment onto the pavement to be permitted. Given that this is in the Conservation Area, it is important that not only the front but also the side elevations should be in keeping. Should the application be granted permission, the works are to be done within a short term scale and within the conditioned hours set out by MSDC.**

**P17/087.8. Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS (DM/17/4383)** Alteration of existing pitched roof to a mansard roof to form a new two bedroom staff flat.

**RECOMMENDATION: Permission is granted.**

**P17/087.9. Coombe Cottage, Langton Lane, Hurstpierpoint, BN6 9EZ (DM/17/5010)** Outline application for the construction of a single detached dwelling and garaging. With all matter reserved.

**RECOMMENDATION: Refusal – contrary to Neighbourhood Plan Policy HurstC1 Conserving and enhancing character.**

**P17/087.10. Magdalena, 8 Bishops Close, Hurstpierpoint, BN6 9XU (DM/17/5144)** Erect 2 storey flank extension following demolition of existing garage.

**RECOMMENDATION: Permission is granted.**

**P17/087.11. 13 Wilderness Road, Hurstpierpoint, BN6 9XD (DM/17/5233)** Proposed sub-division, alteration and rear extension of existing 3 bed bungalow to create 2 no dwellings to include conversion of existing integral garage to habitable space and adaption of highway verge to create 1 additional parking space resulting in a total provision of 2 parking spaces (Amended application to DM/17/3940).

**RECOMMENDATION: Refusal - un-sustainable, un-neighbourly, over development of the site. Contrary to Neighbourhood Plan Policy Hurst H5: development principles.**

**P17/088. MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)

**P17/088.1. Granted:** the Committee noted permissions granted by MSDC:

(a) Farralls High Street Hurstpierpoint (DM/17/4711) Erection of single story rear extension to for extended living room area.

(b) 32 and 34 Western Road Hurstpierpoint (DM/17/3895) Proposed side two storey extension to existing ground and first floor flats located within a semi-detached building (amended description and plans 5 December 2017).

(c) 61 Wickham Hill Hurstpierpoint (DM/17/4669) Conversion of upper floor storage rooms into habitable rooms and insertion of roof windows. HP&SCPC RECOMMENDATION: Refusal – Overlooking and unneighbourly.

(d) 39 Wickham Hill, Hurstpierpoint (DM17/4863) Proposed rear facing balcony. HP&SCPC RECOMMENDATION: Refusal

(e) 64 Western Road Hurstpierpoint (DM/17/4813) Single story rear Addition.

(f) 15 Marchants Road Hurstpierpoint (DM/17/4795) Removal of existing garage/store and erection of a two story flank extension.

(g) 3 Holly Mews High Street Hurstpierpoint (DM/17/4622) Demolition of existing detached garage. Construction of new single storey and two storey extensions to side and rear elevations, in conjunction with the remodelling of the existing roof to create a mansard roof with dormer windows to south elevation. Removal of 4 no. Trees adjacent to the side and rear boundaries.

(h) Marton Wickham Hill Hurstpierpoint (DM/17/4645) the proposal seeks to further enhance the architectural typography of the dwelling following approval of planning application DM/16/4704 and DM/17/1802. Revisions to DM/17/1802 include the omission of the jetted first floor and increase in ridge height of circa 950mm.

(i) Gablesmead, Bishopstone Lane (DM/17/4078) raising and levelling of ground to facilitate use for pasture. Provision of stables for horse. Hardstanding/concrete area for management of a horse, with dedicated drainage facilities. Sand school for purposes of horse exercising in wet weather.

(j) Westfield, Malthouse Lane, Hurstpierpoint (DM/17/4644) single storey rear extension, loft conversion with extensions and alterations to roof form, together with modifications to fenestration (Revised proposal following planning permission reference no. DM/16/2835)

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**P17/088.2. Refused:** the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted). No notifications received.

**P17/088.3. Withdrawn:**

- (a) Paddock Cottage Albourne Road Hurstpierpoint (DM/17/4455) HP&SCPC RECOMMENDATION: Refusal.
- (b) 157 High Street Hurstpierpoint (DM/18/0129) HP&SCPC RECOMMENDATION: Insufficient information and detail regarding the windows and doors. The committee agreed with the Conservation Officers concerns.

**P17/088.4 Appeals:** the Committee noted planning appeals: no notifications received.

There being no other business the meeting closed at 9.04 pm

Chairman

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