MINUTES of the meeting of the **Planning Committee** on Thursday 1 June 2017 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present:

Martin Machan – Chairman
Rosemary Burns
Stephen Hand
Rodney Jackson
Tony Lank
Malcolm Llewellyn
Bob Sampson
Julia Shorrocks
Steve Whitehead

Also Present:

Stephen Hoyles - Clerk to the Council
2 members of the public

P17/004. Apologies for Absence and Declarations of Interest: The following apologies for absence were received before the meeting and accepted: Allan Brown, David Evans, Amanda Geel, John Lowman, Judith Marsh. There were no declarations of personal or pecuniary interest:

P17/005. Minutes of the Planning Committee meetings held on 4 May and 18 May 2017: The Minutes were received and accepted by the Committee and signed by the Chairman.

P17/006. Matters arising from the Meetings of the Planning Committee held on s2017: There were no matters arising.

P17/007. 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.

P17/008. Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P15/036: (The decisions of the Chairman and Vice-Chairman were reported to the meeting.) The Committee was asked to note:

P17/008.1. 29 Willow Way, Hurstpierpoint, BN6 9TQ (DM/17/1754) Demolition of existing timber conservatory and part of existing outbuilding and erection of new single storey rear extension.

RECOMMENDATION: Permission is granted.

P17/008.2. Whistlers, Abberton Field, Hurstpierpoint, BN6 9QD (DM/17/1931) T1: Cypress – fell.

RECOMMENDATION: No decision could be made because the information was not available on the Planning Authority website in time for this meeting.

P17/008.3. Holy Trinity Church (C of E), High Street, Hurstpierpoint, BN6 9TS (DM/17/1858) T1: Willow (to front of property) – fell. T2: Cedar (to rear of property) – thin crown by 15%, cut up to 3 sub lateral branches back by up to 2.4 metres.

RECOMMENDATION: Permission is granted.

P17/008.4. North End House, Marchants Close, Hurstpierpoint, BN6 9UZ (DM/17/1952) Proposed single storey rear extension.

RECOMMENDATION: Permission is granted.

P17/008.5. 1 Pine Tree Close, Hurstpierpoint, BN6 9AX (DM/17/1996) T1: Oak – reduce branches overhanging garden and roof by up to 2 metres. T2: Oak – remove lowest forked branch overhanging garden. T3: Holly – reduce crown by 3 meters.

RECOMMENDATION: Permission is granted.

P17/008.6. 42 The Grange, Hurstpierpoint, BN6 9FD (DM/17/2032) single storey side/rear extension.

RECOMMENDATION: Permission is granted.

P17/008.7. 2 Pakyns Court, Albourne Road, Hurstpierpoint, BN6 9ET (DM/17/2056) (T1) Beech – raise crown on driveway side to 4m. (T2) Cherry – raise crown on driveway side to 4m. (T3) Sycamore – raise crown on driveway side to 4m.

RECOMMENDATION: No decision could be made because no application form had been published in time for this meeting

P17/008.8. 45 High Street, Hurstpierpoint, BN6 9TT (DM/17/2072) single storey rear extension to replace existing conservatory. 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 decision could be made because the information was not available on the Planning Authority website in time for this meeting.

P17/008.9. The Courtyard, 3 Pakyns Court, Albourne Road, Hurstpierpoint, BN6 9ET (DM/17/2075) Sycamore (T1) reduce crown by 2 metres and thin crown by 10%. Beech (T2) remove growth from stem base, reduce crown by 2 metres and thin crown by 10%. Sycamore (T3) reduce crown by 1 metre.

RECOMMENDATION: Permission is granted.

P17/008.10. 123 Western Road, Hurstpierpoint, BN6 9SY (DM/17/2096) T1 Cherry – fell. T2 Cherry – fell.

RECOMMENDATION: Permission is granted.

P17/009. Planning applications - Committee decision: The Committee was asked consider the following and make RECOMMENDATIONS to the Planning authority:

P17/009.1. Hampton Lodge Cottage, Brighton Road, Hurstpierpoint, BN6 9EF (DM/16/4998) Outline planning application for the construction of a single detached dwelling. Additional information received 26/4/17 showing retention of pond and its existing size, additional indicative street context plan and supporting information regarding sequential and exception test. The Committee expressed concern that the wastewater drainage was inadequate, that the land experienced a high water table, and that the proposed development was outside the built-up area.

RECOMMENDATION: Refusal: contrary to Neighbourhood Plan policies C1 countryside, C2. Proximity to South Downs National Park. H1 Housing settlement pattern.

P17/009.2. The Barn, Malthouse Lane, Hurstpierpoint, BN6 9LA (DM/17/1750) Demolition of existing dwelling and replacement with a new two storey dwelling. Additional information received 22/05/2017. The Committee expressed concerns about extending built development into the countryside.

RECOMMENDATION: Permission is granted.

P17/009.3. 1 and 2 Cobbs Cottages, Twineham Lane, Albourne, BN6 9JF (DM/17/1767) Conversion of pair of dwellings to single private dwelling, single storey rear addition, first floor addition and infill at ground floor.

RECOMMENDATION: Permission is granted.

P17/009.4. 9 Chalkers Lane, Hurstpierpoint, BN6 9LR (DM/16/2987) Two storey and single storey rear and side extension (Amended plans received 3 May 2017). The Committee noted that lack of sufficient information submitted with the application.

RECOMMENDATION: Refusal. There was insufficient submitted information to enable a recommendation to be made.

P17/009.5. 88 Wickham Hill, Hurstpierpoint, BN6 9NR (DM/17/1791) Single storey rear/side extension including alterations to front gate and boundary wall.

RECOMMENDATION: Permission is granted.

P17/009.6. 41 Hassocks Road, Hurstpierpoint, BN6 9QL (DM/17/1883) rear first floor addition, single storey side addition, loft conversion including dormers to front and rear elevations.

RECOMMENDATION: Refusal. The front dormers are out of scale and contrary to the Local Plan policy H9(a).

P17/009.7. York Cottage, London Road, Sayers Common, BN6 9HY (DM/17/1891) demolition of existing conservatory and part of existing semi-detached outbuilding. Construction of single storey rear, front and side extensions with associated hard and soft landscaping works. Two members of the public (being neighbours to the applicant property) spoke in opposition to the application. Concern was expressed that the extension would be out of scale with the existing and adjoining dwelling, and that the mix of architectural styles was a poor overall design.

RECOMMENDATION: Refusal. The extended dwelling would be out of scale and is of poor design, and contrary to the Local Plan policies H3(d) and H9(a) and (b).

P17/009.8. Marton, Wickham Hill, Hurstpierpoint, BN6 9NP (DM/17/1802) demolition of an existing single storey rear conservatory, constructing in its place a two storey extension. Extension to existing roof to form gable, erection of porch, removal of bay window and application of render to walls. Revised application to DM/16/4704 to include two new dormers and revised materials used.

RECOMMENDATION: Permission is granted.

P17/009.9. Land Parcel at Hassocks Road, Hurstpierpoint (DM/17/2039) the erection of a new, part two storey dwelling to be partially buried within the existing topography, together with associated hard and soft landscaping works. This application seeks permission for amendments to scheme withdrawn under reference DM/16/5495.

RECOMMENDATION: Permission is granted.

P17/009.10. Pakyns Farm, Bullfinch Lane, Hurstpierpoint, BN6 9ER (DM/17/2101) retrospective planning application for a single storey rear extension built without complying with the requirements of a Condition 5 of planning

permission HP/06/00869/FUL which removed permitted development rights. The Committee was concerned that the relaxation of Condition 5 of the permission was contrary to the intentions of the original permission.

RECOMMENDATION: Refusal: The intentions of the original permission remain valid.

P17/010. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P17/010.1. Granted: the Committee noted permissions granted by MSDC:

(a) 15 Randiddles Close, Hurstpierpoint (DM/17/1572) front, side and rear extensions.

(b) 21 High Street, Hurstpierpoint (DM/17/1315) T1 Magnolia – reduce crown by 1 metre and thin crown by 20%

(c) 145 High Street, Hurstpierpoint (DM/16/5175) proposed ground and first floor extension with internal alterations. Description amended 08.03.2017 to include proposed render to dwelling house.

HP&SCPC RECOMMENDATION: Refusal – inappropriate next to a listed building. Lack of information on the materials being used. Contrary to the following Neighbourhood Plan Policy: Hurst C1 – conserving and enhancing character.

The Committee noted that construction was in hand, but expressed concern about the possible extent of the front elevation into the footpath. The matter would be referred to the Planning Authority.

(d) Land parcel at 527951 115880, (part of former Geers Nursery site), Brighton Road, Hurstpierpoint (DM/17/1026) erection of a single two bedroom dwelling.

HP&SCPC RECOMMENDATION: Refusal – overdevelopment of the site, on the border of the South Downs National Park. Outside built up area boundary. Funds from the original application were to be made available for the campsite, no contributions are being made from this application.

(e) 17 Furzeland Way, Sayers Common (DM/17/1168) single storey rear extension, replacing existing conservatory and relocation of conservatory to rear (re-submission of approved application DM/16/3151 due to the addition of a door to the north elevation).

(f) Duke of York, London Road, Sayers Common (DM/16/0138) proposed extension and alterations to pub to form new kitchen area and managers flat and erection of 4 dwellings on part of existing car park. New parking area layout and landscaping. (Amended plans received showing revisions to proposed houses, public house and layout of site).

HP&SCPC RECOMMENDATION: Refusal – the design in out of character with the surrounding area, overdevelopment of the site and the numbers of parking spaces are insufficient. It is contrary to the following Neighbourhood Plan Policies: Hurst C1 – Conserving and enhancing character. Hurst H1 (a) – enhance the existing settlement pattern of the village. Hurst H1 (c) – Sayers Common can enhance flood and drainage management tin the village. Hurst H3 – Sayers Common housing sites.

It is requested that Highways are consulted again as there is grave concern regarding parking. There can be up to 30 cars parked for the pub. Latest plans reducing the parking spaces by another one, will force cars to park on the road.

(g) Former Geers Nursery, Brighton Road, Hurstpierpoint (DM/17/0527) variation of condition 19 of planning application DM/15/1799 in regards to external lighting.

HP&SCPC RECOMMENDATION: Refusal – Inappropriate, contrary to the South Downs National Park Dark Skies Policy, lighting in the Countryside.

(h) 23 High Street, Hurstpierpoint (DM/17/1446) eucalyptus (T1) fell.

(i) White Horse Inn, Albourne Road, Hurstpierpoint (DM/16/4521) retrospective application for the demolition in a conservation area of the existing gentlemen's toilet and replace with similar size as existing.

(j) Land East of Hurst Wickham Barn, College Lane, Hurstpierpoint (DM/17/0948) change of use from agricultural to residential, for erection of a three storey new build house on the field east of Hurst Wickham Barn, with access from a new driveway off College Lane.

HP&SCPC RECOMMENDATION: Refusal – contrary to Neighbourhood Plan Policies Hurst C1 – conserving and enhancing character and Hurst C3 – local gaps and preventing coalescence.

(k) 3 College Place, Hurstpierpoint (DM/17/1269) proposed loft conversion with front and rear roof lights.

(l) 100 Willow Way, Hurstpierpoint (DM/17/1375) proposed new two bedroom dwelling attached to number 100 Willow Way.

(m) Former Geers Nursery, Brighton Road, Hurstpierpoint (DM/17/1452) proposed amendment to condition 13 of planning application DM/15/1799 for the extension to the dates in which log cabins can be occupied.

P17/010.2. Refused: the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted).

(a) Hurstlands, Chalkers Lane, Hurstpierpoint (DM/17/1293) proposed steel framed polytunnel

(b) Lodge Cottage, South Avenue, Hurstpierpoint (DM/17/0724) discharge of condition number 3 of application DM/16/3320

P17/010.3. Withdrawn: the Committee noted withdrawn applications:

(a) 156 Western Road, Hurstpierpoint (DM/17/0285).

P17/011. Information Items:

(1) Street Naming and Numbering Policy: A request has been made from MSDC for councils to re-familiarise with their street naming and numbering policy due to a recent incident, whereby a street has been named after a living individual. The Committee agreed that the matter of explanatory plaques by some of the new street name signs, should be explored and referred the matter to the Finance + general Purposes Committee for investigation. *(Ref: MSDC email 9 May 2017 - Street Naming and Numbering Policy*).

(2) WSCC Traffic Regulation Order: Pookbourne Lane, Road Closure, from its junction with the A2300, southwards – to allow new electricity cables to be laid, between 22nd May and 2 June 2017. (*Ref: WSCC email 3 May 2017 – Temporary closure of Pookbourne Lane, Hurstpierpoint and Sayers Common)*

(3) MSDC Temporary Road Closure: Closure of parts of Marchants Road, Cuckfield Road, Western Road and High Street between 13.00 and 14.00 hours on Saturday 1st July for the St Lawrence Fair Procession. (*Ref: MSDC email 3 May 2017 – Temporary road closure application – Annual St Lawrence Fair – HPP 1/7/17)*

(4) MSDC Planning application information: The Committee were concerned about the rate of inconsistent information on applications, which marked a change from previous practice. It was also noted that Neighbourhood Plan policies were apparently often ignored by planning case officers. It was agreed that the Chairman of Council would seek an early meeting with the relevant MSDC Cabinet Member and new Planning Director , to seek clarification on these issues.

There being no other business the meeting closed at 8.56 pm Chairman