

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

**Committee Members Present**

Martin Machan – Chairman  
Rosemary Burns  
David Evans  
Allan Brown  
Tony Lank  
Bob Sampson

Malcolm Llewellyn  
John Lowman  
Rodney Jackson  
Stephen Hand  
Julia Shorrocks  
Steve Whitehead

**Also Present:**

Charlotte Kempson ASSISTANT CLERK  
Nick Sinclair

**P17/089. Apologies for Absence and Declarations of Interest:** The following apologies for absence were received prior to the meeting and accepted: Rosemary Burns, Bob Sampson and Peter Griffiths. The following members declared a personal interest: Malcolm Llewellyn (P17/094.2. 19 Hassocks Road, Hurstpierpoint, West Sussex, BN6 9QH (DM/18/0286) John Lowman (P1794.13. Rosemullion, West Furlong Lane, Hurstpierpoint, BN6 9RH (DM/18/0583) and Martin Machan (P17/094.17 124 High Street, Hurstpierpoint, BN6 9PX (LI/18/0147))

**P17/090. Minutes of the Planning Committee meeting held on 1 February 2018:** The minutes were received and accepted by the Committee and signed by the Chairman.

**P17/091. Matters arising from the Meeting of the Planning Committee held on 1 February 2018:** There were no matters arising.

**P17/092. Adjournment for questions from the public:** There being no members of the public present the Committee was not required to adjourn the meeting in accordance with Clause 1(d) of Standing Orders.

**P17/093. 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.)

**P17/093.1. 157 High Street, Hurstpierpoint, BN6 9PU (DM/18/0331)** Apple tree – reduce crown by 2.5m, thin by 40% and clean.

**RECOMMENDATION: Permission is granted.**

**P17/093.2. 17 Wickham Drive, Hurstpierpoint, BN6 9AP (DM/18/0378)** Demolition of existing conservatory to the side (east) elevation, and replacement with a single storey lean to extension.

**RECOMMENDATION: Permission is granted.**

**P17/093.3. 27 Dunlop Close, Sayers Common, BN6 9SL (DM/18/0456)** T1 Poplar; (twin stemmed) – 2 metre crown reduction; T2 Poplar – fell, T3 Poplar – 2 metre crown reduction.

**RECOMMENDATION: Permission is granted.**

**P17/093.4. Stanhope Cottage, 125 Western Road, Hurstpierpoint, BN6 9SY (DM/18/0544)** (T1) Ash – reduce height by up to 2.5m and reduce laterals by up to 1.5m.

**RECOMMENDATION: Permission is granted.**

**P17/093.5. 6 Ribbetts Cottages, High Street, Hurstpierpoint, BN6 9PZ (DM/18/0552)** Damson (T1) – fell.

**RECOMMENDATION: Permission is granted.**

**P17/093.6. Allingtons, 127 Western Road, Hurstpierpoint, BN6 9SY (DM/18/0570)** Large Ash – crown reduction of top 3m of tree (to the level where it was last crone to) Purple leafed Plum Tree – 2.5m crown reduction and 30% crown thinning Portuguese Laurel – 1m crown lift and 20% thinning. Reduce height by 1m below power cables and remove lower branches protruding over pavement.

**RECOMMENDATION: Permission is granted.**

**P17/093.7. Hampton Lodge, 2 Hassocks Road, Hurstpierpoint, BN6 9QN (DM/18/0590)** Beech Tree (T1) – remove.

**RECOMMENDATION: Permission is granted.**

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**P17/094. Planning applications - Committee decision:** The Committee was asked consider the following and make RECOMMENDATIONS to the Planning Authority:

**P17/094.1. 99 Western Road, Hurstpierpoint, BN6 9SY (DM/18/0268)** Loft conversion with dormer to rear and 2 no. roof light to front.

**RECOMMENDATION: Refusal – failure to comply with Mid Sussex District Councils Dormer Window and Roof light Design Guidance (CD3 Building Conservation and Design) due to the size in proportion to the existing, overall bulk and design of the dormer.**

**P17/094.2. 19 Hassocks Road, Hurstpierpoint, BN6 9QH (DM/18/0286)** Enlargement of existing cellar. Light well to side elevation.

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

**P17/094.3. Land Parcel to the Rear of Lyndon, Reeds Lane, Sayers Common (DM/17/4448)** Outline application for residential development to provide up to 28 one, two, three and four bedroom dwellings and 2 self/custom build plots (use Class C3) with all matters reserved except for access and the demolition of Lyndon. (Amended description deleting doctor’s surgery and providing one additional unit).

**RECOMMENDATION: Refusal – increased traffic along Reeds Lane, limited attention given to the drainage and sewage issues. The application is contrary to Neighbourhood Plan Policies: Hurst H3 – Sayers Common Housing Sites and Hurst H6 - Housing sites infrastructure and environmental impact assessment.**

**P17/094.4. Longs Yard, Cuckfield Road, Hurstpierpoint (DM/17/5238)** Conversion and remodelling of existing barn and offices to form a single dwelling.

**RECOMMENDATION: No objections.**

**P17/094.5. Oaklands, Gatehouse Lane, Hurstpierpoint, BN6 9LE (DM/18/0474)** Proposed lawful use of land for stationing a mobile home (granny annexe) incidental to the main dwelling.

**RECOMMENDATION: Permission is granted.**

**P17/094.6. Westfield, Malthouse Lane, Hurstpierpoint, BN6 9JX (DM/18/0521)** Formation of rear dormer.

**RECOMMENDATION: No comment.**

**P17/094.7. 15 High Street, Hurstpierpoint, BN6 9TT (DM/18/0601)** Proposed shower room to main house, proposed external doors to dining room rear addition and proposed mezzanine to existing rear barn.

**RECOMMENDATION: Permission is granted.**

**P17/094.8. 15 High Street, Hurstpierpoint, BN6 9TT (DM/18/0604)** Proposed shower room to main house, proposed external doors to dining room rear addition and proposed mezzanine to existing rear barn.

**RECOMMENDATION: Permission is granted.**

**P17/094.9. Bridgers Farmhouse, Langton Lane, Hurstpierpoint, BN6 9HA (DM/17/3734)** Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations (Amended plans received 20.02.2018).

**RECOMMENDATION: Permission with a clause to state – the garage shall not be let, occupied or sold separately or severed thereafter.**

**P17/094.10. Bridgers Farmhouse, Langton Lane, Hurstpierpoint, BN6 9HA (DM/17/3736)** Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations (Amended plans received 20.02.2018).

**RECOMMENDATION: Permission with a clause to state – the garage shall not be let, occupied or sold separately or severed thereafter.**

**P17/094.11. Land Parcel South of Hornsdene Farm House, Pookbourne, Sayers Common, BN6 9HD (DM/17/4991)** Change of use of land to D1 use and the erection of a purpose built warehouse for use as a dog care business. Amended plans received 16.02.2018.

**RECOMMENDATION: Refusal: Contrary to Neighbourhood Plan Policy HurstC1 - Conserving and enhancing character; contrary to Mid Sussex Local Plan policy C1, being not a countryside use.**

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**P17/094.12. 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). Amended plans received 19.02.2018 showing alteration to proposed access.

**RECOMMENDATION: Refusal - un-sustainable, unneighbourly, over- looking and over development of the site. Not in keeping with the settlement pattern of the road. Contrary to Neighbourhood Plan Policy Hurst H5: development principles.**

**P17/094.13. Rosemullion, West Furlong Lane, Hurstpierpoint, BN6 9RH (DM/18/0593)** Demolition of existing rear extension. Construction of replacement single storey extension to the rear elevation, with associated internal alterations. Replacement of existing windows and doors, and demolition of porch to west facing elevation. Remodelling of existing terrace to the rear, and erection of timber summerhouse. Provision of solar PV Panels on the rear, south facing roof slope.

**RECOMMENDATION: Permission is granted.**

**P17/094.14. The Annex, North End Farm, Cuckfield Road, Hurstpierpoint, BN6 9HJ (DM/18/0664)** Use of the building known as 'The Annex' as a single dwelling house. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.

**RECOMMENDATION: No comment.**

**P17/094.15. Lane House, Wickham Hill, Hurstpierpoint, BN6 9NP (DM/18/0682)** Single storey kitchen extension, ramp to provide side level access, and 2 x additional roof lights.

**RECOMMENDATION: Permission is granted.**

**P17/094.16. Garage Annexe, North End Farm, Cuckfield Road, Hurstpierpoint (DM/18/0693)** Use of the building known as 'The Granary' as a single dwelling house. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.

**RECOMMENDATION: No comment.**

**P17/094.17. 124 High Street, Hurstpierpoint, BN6 9PX (LI/18/0147)** new premises Licence. The Vice-Chairman, Tony Lank stepped into chair this item.

**RECOMMENDATION: Permission is granted with a condition that the consumption of alcohol is limited to the premises and within a defined outside area to the front.**

**P17/095. MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)

**P17/095.1. Granted:** the Committee noted permissions granted by MSDC:

(a) Pakyns Garden Manor, Albourne Road, Hurstpierpoint (DM/17/4672) proposed new barn to serve new house, orchard and land adjacent to Pakyns Garden Cottage.

HP&SCPC RECOMMENDATION: Refusal – harmful to the conservation area contrary to Neighbourhood Plan Policies Hurst C1 – Conserving and Enhancing Character. Hurst C4 – Conservation Areas.

(b) 12 Park Cottages, Manor Road, Hurstpierpoint (DM/18/0255) eucalyptus (T1) – reduce and reshape crown by 1.5m.

(c) Butchers Barn, High Street (DM/18/0174) (T1) Silver Birch – reduce crown by 2m to previous pruning points.

(d) 90 College Lane, Hurstpierpoint (DM/17/5053) proposed two storey side and rear extension with internal alterations. Revised application to previous approval DM/17/3373. Amended plans received 18.12.2017 showing single storey extension to side and rear in place of two storey extension.

(e) East Lodge Farm, Malthouse Lane, Hurstpierpoint (DM/17/4445) lawful development certificate for the permission granted under planning reference 07/03319/FUL to remain extant and the continued development of the site as a lawful existing operation.

(f) Land Parcel at Hassocks Road, Hurstpierpoint (DM/17/4956) discharge of planning condition no's 3, 4, 5 and 6 relating to planning application DM/17/2039.

(g) Little Court, Belmont Lane, Hurstpierpoint (DM/17/5075) replacement of the existing flat roof with pitched slated roof.

(h) 9 Brown Twins Road, Hurstpierpoint (DM/17/5052) proposed single storey rear extension and replace existing conservatory to form new extension on existing footprint.

(i) Trinity Court, Brown Twins Road, Hurstpierpoint (DM/17/4502) Yew (T1) crown reduce by up to 2m to reduce overhang. Sycamore (T3) to remove multiple self-seeded saplings and poison stumps to prevent regrowth. Sycamores (T4) overhang branches to be reduced laterally by approx. 5 metres in branch length. Oaks (T5) remove 2 lowest branches over road/property opposite, back to trunk.

(j) 1 Spinney Close, Hurstpierpoint (DM/17/5041) rear extension to ground floor. Loft conversion, including extension of the roof, raising of the roof ridge height, two roof lights to the North elevation, three dormers to the rear (west) elevation and one dormer to the front (east) elevation.

(k) Magdalena, 8 Bishops Close, Hurstpierpoint (DM/17/5144) erect 2 storey flank extension following demolition of existing garage.

(l) 10 The Acorns, Sayers Common (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.

**P17/095.2. Refused:** the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted).

(a) Coombe Cottage, Langton Lane, Hurstpierpoint (DM/17/5010) outline application for the construction of a single detached dwelling and garaging. With all matters reserved.

(b) Little Park, Trinity Road, Hurstpierpoint (DM/17/5061) Extension of the existing front boundary wall. New detached garage building with accommodation over. Removal of Leylandii trees to the front boundary. This application seeks amendments to the approvals granted under references DM/16/3819 and DM/16/3823.

(c) Little Park, Trinity Road, Hurstpierpoint (DM/17/5064) Extension of the existing front boundary wall. New detached garage building with accommodation over. Removal of Leylandii trees to the front boundary. This application seeks amendments to the approvals granted under references DM/16/3819 and DM/16/3823.

HP&SCPC RECOMMENDATION: Permission is granted, subject to approval by the District Conservation Officer regarding materials used (DM/17/5061 and DM/17/5064).

**P17/095.3. Withdrawn:** The Committee noted withdrawn applications:

(a) Hurst Wickham Barn, College Lane, Hurstpierpoint (DM/17/1478)

(b) 102 Western Road, Hurstpierpoint (DM/17/3634)

**P17/095.4 Appeals:** the Committee noted planning appeals:

**Appeal Lodged:** Hurst Wickham Barn, College Lane, Hurstpierpoint (DM/17/0992) erection of ten new build dwelling houses with associated gardens and parking, served by a new access road onto College Lane. Revised plans submitted 30/06/17 showing revised dwelling mix, affordable housing provision and variation to siting together with Stage One Road Safety Audit.

APP/D3830/W/17/3191742

**Appeal Lodged:** Hurst Wickham Barn, College Lane, Hurstpierpoint (DM/17/4601) erection of 6 no. new build dwelling houses (C3) and associated works.

APP/D3830/W/18/3194173

There being no other business the meeting closed at 8.50 pm

Chairman

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