

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

**Committee Members Present:**

Tony Lank (Chairman for the meeting)  
David Evans  
Stephen Hand  
Rodney Jackson

John Lowman  
Martin Machan  
Julia Shorrocks

**Also Present:**

Stephen Hoyles – CLERK TO THE COUNCIL  
10 members of the public

**P16/028. Apologies for Absence and Declarations of Interest:** The following apologies for absence were received before the meeting and accepted: Allan Brown, Rosemary Burns, Amanda Geel, Judith Marsh, Bob Sampson, Steve Whitehead. The following Members declared a personal interest: John Lowman (item P16/033.3. Furlong House, Pitt Lane, Hurstpierpoint, BN6 9QA (DM/16/3286)), David Evans (item P16/033.9. Littlemead, Albourne Road, Hurstpierpoint, BN6 9ES (DM/16/3306)).

**P16/029. Minutes of the Planning Committee meeting held on 4 August 2016:** The Minutes were received and accepted by the Committee and signed by the Chairman.

**P16/030. Matters arising from the Meeting of the Planning Committee held on 4 August 2016:** There were no matters arising.

**P16/031. 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.

**P16/032. 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:

**P16/032.1. 21 The Grange, Hurstpierpoint, BN6 9FD (DM/16/2773)** Proposed single storey extension and internal adaptations.

**RECOMMENDATION: Permission is granted.**

**P16/032.2. 17 Furzeland Way, Sayers Common, BN6 9JB (DM/16/3151)** Proposed single storey rear extension replacing existing conservatory and relocation of conservatory to rear.

**RECOMMENDATION: Permission is granted.**

**P16/032.3. 6 Hurstbeech Close, Hurstpierpoint, BN6 9FP (DM/16/3178)** Rear single storey extension.

**RECOMMENDATION: Permission is granted.**

**P16/032.4. South Lodge, South Avenue, Hurstpierpoint, BN6 9QB (DM/16/3416)** Proposed single storey side extension to existing dwelling (amendment to approval reference DM/15/2262).

**RECOMMENDATION: Permission is granted.**

**P16/032.5. The Rectory, 21 Cuckfield Road, Hurstpierpoint, BN6 9RP (DM/16/3582)** Walnut (T1) dying, fell to ground level.

**RECOMMENDATION: Permission is granted.**

**P16/033. Planning applications - Committee decision:** The Committee was asked to consider the following and make RECOMMENDATIONS to the Planning authority:

**P16/033.1. 124 High Street, Hurstpierpoint, BN6 9PX (DM/16/3103)** Change of use from A1 (Retail) to A3 (Restaurants and Cafes).

**RECOMMENDATION: Permission is granted.**

**P16/033.2. Sussex House, 23 Cuckfield Road, Hurstpierpoint, BN6 9RW (DM/16/3192)** Alterations to roof line and reinstatement of slate roof finish, provision of new dormer windows, replacement of double-glazed windows and external door sets to match existing in style, installation of mechanical extract ventilation grilles and balanced gas boiler flues to external elevations and installation of soil stack vents. Removal of assorted 'Calico' signage to south and east elevations, rationalisation of surface-mounted telecoms cabling and new external lighting above external doors. The Committee expressed its concern about the lack of off-street parking and the growing reliance on the use of public carparks by adjacent residents.

**RECOMMENDATION: Permission is granted.**

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**P16/033.3. Furlong House, Pitt Lane, Hurstpierpoint, BN6 9QA (DM/16/3286)** The erection of a single detached dwelling together with driveway and associated hard and soft landscaping works. Three members of the public spoke in opposition to the application, citing: inadequate access, temporary access from Brighton Road would not be permitted by landowners, concern about existing tree at access point, wear and tear on the footpath, new house should not be built on site of former croquet lawn. A representative of the applicant spoke in support, advising that the design was sensitive to the conservation area and that the proposal was effectively within the existing built-up area. The Committee discussed the matter and expressed concern about the impact on the Conservation area, the uncertainties about adequate construction access, and the potential unneighbourly development.

**RECOMMENDATION: Permission REFUSED: Contrary to Neighbourhood Plan Policy HurstC4 – Conservation Area; inadequate provision for construction access; unneighbourly development in relation to adjacent dwelling.**

**P16/033.4. 10 Chestnut Grove, Hurstpierpoint, BN6 9SS (DM/16/3291)** Proposed first floor rear extension.

**RECOMMENDATION: Permission is granted.**

**P16/033.5. Lodge Cottage, South Avenue, Hurstpierpoint, BN6 9QB (DM/16/3320)** Demolition of the existing single storey lean to extensions, conservatory and covered terrace structure. Construction of single storey extension to the west facing elevation. Reorientation of the existing front entrance, with new door and side lights to north facing wall. Existing entrance door opening blocked up.

**RECOMMENDATION: Permission is granted.**

**P16/033.6. 19 Nursery Close, Hurstpierpoint, BN6 9WA (DM/16/3359)** Single storey side extension, re-design of existing porch and erection of outbuilding.

**RECOMMENDATION: Permission is granted.**

**P16/033.7. 10 Highfield Drive, Hurstpierpoint, BN6 9AT (DM/16/3378)** Proposed first floor rear extension and front dormer extension and porch.

**RECOMMENDATION: Permission is granted.**

**P16/033.8. New House Farm, Twineham Lane, Twineham, RH17 5NP (DM/16/3399)** Creation of cross fall in field and drainage improvement.

**RECOMMENDATION: Permission is granted.**

**P16/033.9. Littlemead, Albourne Road, Hurstpierpoint, BN6 9ES (DM/16/3306)** To replace existing dilapidated fence to property with new 2m plain panel metal fence.

**RECOMMENDATION: Permission REFUSED : inappropriate materials for use in a Conservation Area.**

**P16/033.10. Old Conna Barn, Cuckfield Road, Goddards Green, BN6 9LQ (DM/16/3514)** Formation of access point and construction of access drive and gates to serve existing dwelling.

**RECOMMENDATION: Permission is granted.**

**P16/033.11. New Inn, 76 High Street, Hurstpierpoint, BN6 9RQ (LI/16/1676)** Change of opening hours.

**RECOMMENDATION: Permission is granted.**

**P16/034. MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)

**P16/034.1. Granted:** The Committee noted permissions granted by MSDC:

- (a) 164 Western Road, Hurstpierpoint (DM/16/2534) Single storey rear conservatory extension.
  - (b) Church House, High Street, Hurstpierpoint (DM/16/2511) Introduction of a new window to the west elevation within the wall of the existing dining room.
  - (c) Star House, Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/1356) Change of use from bursary to student facilities with associated internal alterations. Alteration of existing timber sash window on the ground floor (south elevation) from single glazed to double glazed timber sash windows.
  - (d) Star House, Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/1358) Change of use from bursary to student facilities with associated internal alterations. Alteration of existing timber sash window on the ground floor (south elevation) from single glazed to double glazed timber sash windows.
  - (e) Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/1564) Proposed partial demolition of ancillary buildings to accommodate new timber canopy to provide covered access way to main school building.
  - (f) Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/1559) Proposed partial demolition of ancillary buildings to accommodate new timber canopy to provide covered access way to main school building.
  - (g) Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/1923) Construction of a new performing arts centre.
  - (h) 135 Western Road, Hurstpierpoint (DM/16/2624) Proposed single storey rear extension.
  - (i) Grove Cottage, 122 College Lane, Hurstpierpoint (DM/16/2298) Replace existing concrete panel garage with a garden room/gym.
  - (j) Grove Cottage, 122 College Lane, Hurstpierpoint (DM/16/2235) Replace existing concrete panel garage with a garden room/gym.
  - (k) 110 College Lane, Hurstpierpoint (DM/16/2508) Single storey rear extension.
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- (l) Clifford Lodge, 5 High Street, Hurstpierpoint (DM/16/2707) T1 – Sycamore – crown reduce by three metres and reshape. T2- Magnolia – crown reduce by two meters and reshape. T3 – Sycamore, as for T1. Fell Holly on boundary.
- (m) The Barn, Malthouse Lane, Hurstpierpoint (DM/16/2101) Proposed single storey extension to existing dwelling and increase in residential curtilage.
- (n) 3 Hurst Gardens, Hurstpierpoint (DM/16/2690) Hornbeam – remove split branch that is resting on top of shed.
- (o) 139 Cuckfield Road, Hurstpierpoint (DM/16/2894) Retrospective application for replacement fence.
- (p) Maltings Farm, Malthouse Lane, Hurstpierpoint (DM/16/2730) 2 storey side extension. Minor modifications to previously approved planning application ref: 13/04159/FUL
- (q) Honey Cottage, St Georges Lane, Hurstpierpoint (DM/16/2483) Conservatory at rear.
- (r) Florist at the Shed, Geers Nursery, Brighton Road, Hurstpierpoint (DM/16/2175) Variation of condition 19 relating to planning application DM/15/1799 to replace drawings 1236-PA-014 and 1236-PA-015 with drawings 1236-PA-014A Rev B 1236-PA014B Rev A and 1236-PA-015 Rev B.
- (s) 117 Western Road, Hurstpierpoint (DM/16/2881) (T1) Liquidambar – reduce crown by 2m.
- (t) Spotted Cow Cottage, Albourne Road, Hurstpierpoint (DM/16/2755) Crab Apple (T1) Remove low limb over drive and reduce crown by 1m. Ash (T2) reduce crown height and spread by 1.5-2.5m. Group of Ash and Sycamore (T3) Dismantle within hedgerow and remove understorey. Magnolia (T4) reduce by 1-1.5m.
- (u) 86 Western Road, Hurstpierpoint (DM16/2584) Remodelling of existing dwelling to include: two storey side extension, lower ground, ground and first floor rear extension and two storey front extension. New detached front garage and new front boundary wall.
- (v) 104A High Street, Hurstpierpoint (DM/16/2645) Change of use from A1 retail to C3 Residential.
- (w) Sussex House, 23 Cuckfield Road, Hurstpierpoint (DM/16/2858) Application to determine whether prior approval is required for the change of use of existing office to form 7 dwellings. Including change of use of basement storey from Class B1 office to Class C3 private dwelling to form 7 no. private utility rooms.
- HP&SCPC RECOMMENDATION: Refusal – due to the significant lack of parking.

**P16/034.2. Refused:** The Committee noted refusals by MSDC:

- (a) Kents Farmhouse, Malthouse Lane, Hurstpierpoint (DM/16/2146) Proposed orangery extension to the rear of the property. HP&SCPC RECOMMENDATION: Permission is granted.

**P16/034.3. Appeals:** The Committee noted the lodging and results of appeals:

**Appeal Result:** 31 Hassocks Road, Hurstpierpoint, BN6 9QJ (DM/15/4984) New detached dwelling house. Appeal dismissed and planning permission is refused (*Ref: Planning Inspectorate letter 29 July 2016 APP/D3830/W/16/3146885*)

**Appeal Result:** 8 St Lawrence Way, Hurstpierpoint, BN6 9SH (DM/15/5000) Rear loft conversion. Appeal allowed and planning permission is granted (*Ref: Planning Inspectorate letter 4 August 2016 APP/D3830/D/16/3150235*)

**P16/035. Information Items:** The Committee noted the following:

**(1) Mid Sussex District Plan:** The Plan was formally submitted 23 August 2016 and will now be subject to an independent examination in the Autumn. The Council previously confirmed its response and support for the submission version of the District Plan Minute C16/017.1 - 26 May 2016). (*Ref: MSDC Email 23 August 2016 – Mid Sussex District Plan - Submission*)

**(2) Kingsland Laines, Sayers Common – 120 house application:** Further to the advice to the Committee at its meeting 14 July 2016 (Minute P16/019) the Committee is now asked to note the submission made by consultants Dowsett Mayhew on behalf of the Parish Council. (*Ref: Dowsett Mayhew ltr 22 July 2016 - Kingsland Laines, Sayers Common; DCLG ltr 29 June 2016. Appeal ref: APP/D3830/A/12/2189451; DCLG ltr 1 June 2016 MSDC ref: DM/15/1467*)

There being no other business the meeting closed at 8.50 pm

Chairman

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