**MINUTES** of the meeting of the **Planning Committee** on Thursday 14 February 2019 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

**Committee Members Present**

Martin Machan (Chairman)
Tony Lank
David Evans
Rodney Jackson
Rosemary Burns
Malcolm Llewellyn
Stephen Hand
John Lowman
Julia Shorrocks

**Also Present:**
Helen Valler ASSISTANT CLERK
1 member of the public

**P18/087** Apologies **for Absence and Declarations of Interest:** The following apologies for absence were received prior to the meeting and accepted: Bob Sampson

The following members declared a personal interest:
Rosemary Burns – 62 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP**.** DM/19/0112
Martin Machan - Land R/o South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0059.
South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0408
Tony Lank - Land R/o South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0059.
South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0408
John Lowman - Land R/o South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0059.
South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0408

**P18/088 Minutes of the Planning Committee meeting held on 17 January 2019:** The minutes were received and accepted by the Committee and signed by the Chairman.

**RESOLVED: The Minutes of the meeting of 17 January 2019 are adopted.**

**P18/089 Matters arising from the Meeting of the Planning Committee held on 17 January 2019:** There were no matters arising.

**P18/090 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.

**P18/091 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.)

**P18/091.1 Lodge Cottage South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/18/4826.**
Proposed removal of condition number 7 relating to planning application DM/18/2698. Bunding removed from the scheme.

**RECOMMENDATION: Permission is granted**

**P18/091.2 1-3 Trinity Court Brown Twins Road Hurstpierpoint Hassocks West Sussex BN6 9XS. DM/19/0224.** T1, T2 - Oaks (rear of No 2 and 3) crown reduce two Oak trees overall by 2.5 meters in branch length. T3 Chestnut (adjacent to No1) - to cut away from property insuring 2.5 metres clearance.

**RECOMMENDATION: Permission is granted**

**P18/091.3 201 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RT. DM/19/0173.** Proposed Single Storey Rear Extension

**RECOMMENDATION: Permission is granted**

**P18/091.4 158 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TD. DM/19/0248.** Box Elder (T1) reduce height by up to 1.5m, reduce lateral extent of crown by up to 2m

**RECOMMENDATION: Permission, HPP&SC Parish Council support your decision**

**P18/091.5 Long Melford Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ES. DM/19/0392.**
Hazel (T1) - Fell. Damson (T2) - Fell. Yew (T3) - Raise crown to height of adjacent wall, reduce overall canopy by up to 1 metre.

**RECOMMENDATION: Permission is granted**

**P18/092 Planning applications - Committee decision: The Committee was asked consider the following and make RECOMMENDATIONS to the Planning Authority:**

**P18/092.1 Land R/o South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0059.** Proposed single residential dwelling (resubmission of applications 14/00258/FUL and DM/16/1683).

**RECOMMENDATION: Permission is granted**

**P18/092.2 The Granary Wolstonbury Farm New Way Lane Hurstpierpoint West Sussex. SDNP/19/00248/FUL.** Conversion of the building to a dwelling. Member of the public spoke in support of the application

**RECOMMENDATION: Permission is granted, subject to further ecological work being carried out.**

**P18/092.3 Hornsdene Farm Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD.DM/19/0296.** Application for determination as to whether prior approval is required for the change of use of 2 agricultural buildings to become 2 no. independent residential units. This application does include building operations necessary to convert the buildings to residential use.

**RECOMMENDATION: Prior approval is required. The design exceeds the existing footprint due to the veranda/decking, so would not be allowable under permitted development rights.**
**The application requires prior approval : please refer to Rushcliffe Borough Council vs Hibbitt (2016) and Hibbitt and another v Secretary of State for Communities and Local Government and another (2016)**

**P18/092.4 Hillside Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9TR. DM/18/3715.** New single storey side extension. New garage at street level. (revised plans received 30th January 2019.)

**RECOMMENDATION: Permission is granted**

**P18/092.5 Bridgers View Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9HA. DM/19/0393.** Proposed single storey rear extension with balcony above and associated alterations

**RECOMMENDATION: Refusal- DP26 Character and design**
**Disproportionate & out of scale**

**P18/092.6 16 Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SF. DM/19/0047.** Proposed loft conversion with gable ends and rear dormer to include removal of chimney

**RECOMMENDATION: Permission is granted**

**P18/092.7 52 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/19/0172.** Demolition of current garage and adjoining workshop. Erect new timber clad garden room in place off garage. New garden room will be split into two with an internal wall. One section for storage and the other to be used as playroom/study.

**RECOMMENDATION: Permission is granted**

**P18/092.8 South Lodge South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/0408.** Remove 7 no. Ash trees of between 20-30m height, 3 Oak trees - reduce crown by no more than 4 metres and 3 Field Maples - reduce crown and height by no more than 3 metres.

**RECOMMENDATION: Refusal - The application is in a Conservation area and is an incomplete application. In Section 6 on the application form there is no written evidence to support the proposal. The applicant has answered yes to 6.1 and is therefore required to submit written arboricultural advice from an appropriate expert. This is not submitted.**
**The applicant has answered yes to 6.2 and is therefore required to submit a report prepared by either an engineer or surveyor or other appropriate expert. This is not submitted.**

**P18/092.9 62 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP. DM/19/0112.** Proposed detached double garage to the front of the property.

**RECOMMENDATION: Refusal – too large, size & bulk. Too prominent to the streetscene.**

**P18/093 MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)
**P18/093.1 Granted:** the Committee noted permissions granted by MSDC:
(a) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/18/4015.Demolition of existing theatre building and single storey extensions and construction of new swimming pool building and landscape works.
(b) Naldretts East Wing Mill Lane Sayers Common Hassocks West Sussex BN6 9HL. DM/18/4845. Proposed infill of existing covered car port.
(c) 13 Hurst Gardens Hurstpierpoint Hassocks West Sussex BN6 9ST.DM/19/0152. Non material amendment to DM/18/1456 to allow changing location of dining area door and kitchen window.
(d) 1 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH.DM/18/4803.Installation of garage door to the existing brick built car port and widening of the adjacent hardstanding.
(e) 72 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP.DM/18/4598. Proposed wrought iron entrance gates to open inwards towards the property.
(f) 66 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/18/4873. Two storey pitched roof side extension and a single storey pitched roof rear extension.

(g Hampton Lodge 2 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/18/4883. To run hot and cold water pipework and 31mm drainage pipe below the floor to new drinks cabinet in drawing room.
h) 56 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/18/4831. Proposed loft conversion with dormer to the rear. Amended plans received 14.12.2018 showing revised dormer design.
i) 158 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TD. DM/19/0248. Box Elder (T1) reduce height by up to 1.5m, reduce lateral extent of crown by up to 2m.
j) Howard Lodge 7 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/18/5039. (T1) Sycamore - fell. (T2) Yew - prune back from property by 3m to re balance crown. (T3) Thuya - fell. (T4) Purple Plum - fell. (T5) Portuguese Laurel - fell. (T6) Goat Willow - fell. (T7) Sycamore - reduce by 3m.
k) Maylands St Georges Place Hurstpierpoint Hassocks West Sussex BN6 9QT. DM/18/5065. Conversion of existing integral garage to habitable accommodation, including replacement of garage door with window. Alterations to rear elevation fenestration and associated internal alterations.
l) 29 Orchard Way Hurstpierpoint Hassocks West Sussex BN6 9UB. DM/18/5084. Proposed single storey rear extension.
m) 70 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AH. DM/18/4536. Proposed front dormer and two and single storey rear extension. Conversion of existing garage to home office. Alteration to existing grass bank to retain vehicular access and 1 no. off street parking bay.
n) Marton Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP. DM/18/5086. Proposed demolition of single storey rear extension and replace with a two storey extension with increased ridge height, dormers, roof lights and raised decking.
o) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/18/3666. Proposed extension to Music School building.

**P18/093.2 Refused:** The Committee noted refusals by MSDC:
No notifications received

**P18/093.3 Withdrawn:** The Committee noted withdrawn applications:
a) Sean And Kieron Gents Hairdressers 30 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG. DM/18/4998. Conversion of existing ground floor retail (A1) unit to residential flat (C3), and modifications and extension to existing first floor flat. Demolition of existing lean-to, to the rear elevation, and construction of a two-storey extension to the rear elevation. Formation of a hardstanding area at the rear to allow parking for 1no. car.

**P18/086.4 Appeals:** the Committee noted planning appeal decisions:
No notifications received.

There being no other business the meeting closed at 8.44pm Chairman