MINUTES of the meeting of the **Planning Committee** on Thursday 14th July 2016 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present:

Rosemary Burns
Allan Brown
David Evans
Rodney Jackson
Tony Lank
John Lowman
Martin Machan
Judith Marsh
Julia Shorrocks
Matthew Stokes
Amanda Geel

Also Present:

Paul Mayne – Assistant Clerk

P16/012. Apologies for Absence and Declarations of Interest: The following apologies for absence were received prior to the meeting and accepted: Stephen Hand, Steve Whitehead and Bob Sampson
Rodney Jackson declared a personal interest in item P16/017.1. – (Land at Little Park Farm, Hurstpierpoint DM/15/4736).

P16/013. Minutes of the Planning Committee meeting held on 26 May and 2 June 2016: The Committee received and accepted the Minutes which were then signed by the Chairman.

P16/014. Matters arising from the Meeting of the Planning and Environment Committee held on 2 June 2016: The Committee were advised that an objection was lodged regarding Hassocks Golf Club, London Road, Hassocks, West Sussex BN6 9NA (MSDC Ref. DM/16/1775) in connection with P16/011.1.

P16/015. Adjournment for questions from the public: The Committee agreed to adjourn the Meeting in accordance with Clause 1(d) of Standing Orders, in order to receive questions from members of the public. 2 members of the public spoke in connection with item P16/017.11. – UK Cook Shop Ltd, 55 – 57 High Street, Hurstpierpoint, BN6 9TT – DM/16/2743. 1 member of the public spoke in connection with item P16/017/1. – Land at Little Park Farm, Hurstpierpoint – DM/15/4736.

P16/016. Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P15/036: The Committee noted the following:

P16/016.1. 11 Hannington Place, Hurstpierpoint, BN6 9XY (DM/16/2252) Erection of a single storey rear extension extending beyond the rear wall of the original house by 5.3m to a maximum height of 3m and the height of the eaves to 2.6m.

RECOMMENDATION: Permission is granted.

P16/016.2. Grove Cottage, 122 College Lane, Hurstpierpoint, BN6 9AJ (DM/16/2303) Erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, to a maximum height of 2.8m and the height of the eaves to 2.5m.

RECOMMENDATION: Permission is granted.

P16/016.3. Grove Cottage, 122 College Lane, Hurstpierpoint, BN6 9AJ (DM/16/2235) Removal of existing conservatory and replace with single storey rear extension. Demolition of garage and replace with timber framed garden room.

RECOMMENDATION: Permission is granted.

P16/016.4. Grove Cottage, 122 College Lane, Hurstpierpoint, BN6 9AJ (DM/16/2298) Replace existing concrete panel garage with a garden room/gym.

RECOMMENDATION: Permission is granted.

P16/016.5. Honey Cottage, St Georges Lane, Hurstpierpoint, BN6 9QX (DM/16/2483) Conservatory at rear.

RECOMMENDATION: Permission is granted.

P16/016.6. 110 College Lane, Hurstpierpoint, BN6 9AJ (DM/16/2508) Single storey rear extension.

RECOMMENDATION: Permission is granted.

P16/016.7. 164 Western Road, Hurstpierpoint, BN6 9TE (DM/16/2534) Single storey rear conservatory extension.

RECOMMENDATION: Permission is granted.

P16/016.8. Hurst Guide Group, Guide Hall Rear of 79 High Street, Hurstpierpoint, BN6 9RQ (DM/16/2564) Yew (T1) reduce crown on the south side by 2.5m.

RECOMMENDATION: Permission is granted.

P16/016.9. 170 Western Road, Hurstpierpoint, BN6 9TE (DM/16/2569) Cordyline – Fell.
RECOMMENDATION: Permission is granted.

P16/016.10. 150 Western Road, Hurstpierpoint, BN6 9TB (DM/16/2609) Proposed ground floor extension and alterations.
RECOMMENDATION: Permission is granted.

P16/016.11. 135 Western Road, Hurstpierpoint, BN6 9SZ (DM/16/2624) Proposed single storey rear extension.
RECOMMENDATION: Permission is granted.

P16/016.12. 3 Hurst Gardens, Hurstpierpoint, BN6 9ST (DM/16/2690) Hornbeam – Remove split branch that is resting on top of shed.
RECOMMENDATION: Permission is granted.

P16/017. Planning applications - Committee decision: The Committee considered the following and made the following RECOMMENDATIONS to the Planning authority:
P16/017.1. Land at Little Park Farm, Hurstpierpoint (DM/15/4736) Reserved matters application for details of the appearance, landscaping, layout and scale following outline permission 12/04141/OUT for the construction of 140 dwellings with associated access, parking and amenity space. (Amended plans received 13 June 2016).
RECOMMENDATION: Committee reiterates its comments made previously on 25/01/2016 asking MSDC to consider a number of matters before granting permission. Were these taken into account before permission was granted on 14/07/2016.

P16/017.2. Clifford Lodge, 5 High Street, Hurstpierpoint, BN6 9TT (DM/16/2441) Proposed internal alterations to floor layout, new windows, new roof, new services, new front door and internal and external repair and redecoration. Demolition of existing (non-original) rear extension and construction of a replacement extension.
RECOMMENDATION: Refusal. Increase in footprint, bulk and size and support the Conservation Officer, Planning Services comments.

P16/017.3. Clifford Lodge, 5 High Street, Hurstpierpoint, BN6 9TT (DM/16/2442) Proposed internal alterations to floor layout, new windows, new roof, new services, new front door and internal and external repair and redecoration. Demolition of existing (non-original) rear extension and construction of a replacement extension.
RECOMMENDATION: Refusal. Increase in footprint, bulk and size and support the Conservation Officer, Planning Services comments.

P16/017.4. Church House, High Street, Hurstpierpoint, BN6 9TS (DM/16/2511) Introduction of a new window to the west elevation within the wall of the existing dining room.
RECOMMENDATION: Permission is granted.

P16/017.5. Star House, Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/2611) Formation of mezzanine floor level to form student dayrooms and associated internal alterations to form additional student facilities. Removal and replacement of metal framed glazed window units within existing openings (west, east and north elevations).
RECOMMENDATION: Permission is granted.

P16/017.6. Star House, Hurstpierpoint College, College Lane, Hurstpierpoint (DM/16/2610) Formation of mezzanine floor level to form student dayrooms and associated internal alterations to form additional student facilities. Removal and replacement of metal framed glazed window units within existing openings (west, east and north elevations).
RECOMMENDATION: Permission is granted.

P16/017.7. Knowles Tooth, Langton Lane, Hurstpierpoint, BN6 9EZ (DM/16/2681) Conversion of the existing Grade 2 Listed Building into a single dwelling including internal and external alterations including a porch and orangery, erection of two detached dwellings within the grounds with associated garaging and hard and soft landscaping.
RECOMMENDATION: Permission is granted subject to sensitivity of wildlife especially around the ponds where crested newts had been known to inhabit.

P16/017.8. Knowles Tooth, Langton Lane, Hurstpierpoint, BN6 9EZ (DM/16/2685) Conversion of the existing Grade 2 Listed Building into a single dwelling including internal and external alterations including a porch and orangery, erection of two detached dwellings within the grounds with associated garaging and hard and soft landscaping.
RECOMMENDATION: Permission is granted subject to sensitivity of wildlife especially around the ponds where crested newts had been known to inhabit.

P16/017.9. Maltings Farm, Malthouse Lane, Hurstpierpoint, BN6 9JZ (DM/16/2730) 2 storey side extension. Minot modifications to previously approved planning application ref: 13/04159/FUL.

RECOMMENDATION: Permission is granted.

P16/017.10. Pakyns Garden Cottage, Albourne Road, Hurstpierpoint, BN6 9ET (DM/16/2731) Erection of detached 4 bedroom single storey dwelling with detached double garage.

RECOMMENDATION: Refusal. Additional dwelling in the countryside, contrary to Neighbourhood Plan Policy Hurst C1 and C3.

P16/017.11. UK Cook Shop Ltd, 55 – 57 High Street, Hurstpierpoint, BN6 9TT (DM/16/2743) Change of use from A1/B1 to split A1/B1 and A5 and associated extraction services and new bin store to rear.

RECOMMENDATION: Permission is granted.

P16/017.12. 36 Western Road, Hurstpierpoint, BN6 9TA (DM/16/2250) Rear and side extension to create extended kitchen area and new side porch entrance.

RECOMMENDATION: Permission is granted.

P16/017.13. 100 Willow Way, Hurstpierpoint, BN6 9TJ (DM/16/2269) Proposed 2 storey rear extension.

RECOMMENDATION: Permission is granted.

P16/017.14. 11 The Grange, Hurstpierpoint, BN6 9FD (DM/16/2351) Loft conversion with side dormer and velux windows.

RECOMMENDATION: Permission is granted.

P16/017.15. Festival 21, Danny House, New Way Lane, Hurstpierpoint, BN6 9BB (LI/16/1155) New premises Licence.

RECOMMENDATION: Permission is granted.

P16/017.16. South Avenue, Hurstpierpoint (DM/16/2275) T10005 – 1 Lime Pollard – Fell. T1000 – T10005 – 5 no. Lapsed Lime Pollards – cut back from BT and power lines, crown lift 3m, but back from lamp column and remove epicormics growth from main stems. Reduce over properties to the east and crown lift 6m over carriageway. Reduction of 1-3m in all cases.

RECOMMENDATION: Permission be granted subject to confirmation that the Tree Officer agreed for the work to be carried out.

P16/018. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P16/018.1. Granted: The Committee noted permissions granted by MSDC:

(a) Land to south of south Lodge, South Avenue, Hurstpierpoint (DM/16/1683) single residential dwelling.

(b) Land rear of 66-76 College Lane, College Lane, Hurstpierpoint (DM/16/1560) Application for the approval of all reserved matters following outline application 14/03969/OUT for the demolition of buildings associated with car repair and commercial nursery, and erection of two no. detached dwellings. Minor amendments to the designs permitted under DM/15/5073.

(c) Flintstones, Cuckfield Road, Ansty (DM/16/1324) Carport to front elevation. Tree house in front garden.

(d) Little Turrets, Malthouse Lane, Hurstpierpoint (DM/16/1349) Proposed first floor extension to create attic rooms and revision to existing vehicle access.

(e) The Stables, Cobbs Mill, Mill Lane, Sayers Common (DM/16/1398) First floor extension to south elevation, new porch to west elevation and new window and roof light to north elevation.

(f) Down House, 77 High Street, Hurstpierpoint (DM/16/1585) (T1) Bay – reduce and reshape by 1m. (T2) Holly – reduce by 2m. (T3) Scots Pine – reduce 2 low limbs on eastern side by 1m. (T4) Yew – Raise crown by 3m, reduce western side by 1m. (T5) Bay – raise crown to 3m, reduce western side by 1m. (T6) Yew – remove limb on south side to balance crown.

(g) The Glebe, Trinity Road, Hurstpierpoint (DM/16/1257) Cherry (T1) Fell and replant with a suitable alternative.

(h) Squirrels Gate, Abberton Field, Hurstpierpoint (DM/16/1789) T1 – Holly – Fell.

(i) 3 Network, Telecommunications Mast BN0026, Bullfinch Lane, Hurstpierpoint (DM/16/1942) Proposed 15m high Monopole supporting 3 no. antennas. 1 no. 600mm diameter dish antenna (transferred from existing pole), attached to pole 12.2 to centre of dish. 2 no. equipment cabinets (replacing 2 no. existing cabinets in different locations). Development ancillary thereto including cable gantry.

(j) Gainsborough House, Gatehouse Lane, Hurstpierpoint (DM/16/1255) Proposed detached house and double garage, together with access drive and external parking/turning area.

(k) 19 The Grange, Hurstpierpoint (DM/16/1771) Proposed single storey rear addition.

(l) Childrens Playground, South Avenue, Hurstpierpoint (DM/16/2673) Non-material amendment to planning reference DM/15/5115 to switch positions of the large orca net and the triple tower multi-unit play equipment.

(m) Garden Cottage, New Way Lane, Hurstpierpoint, BN6 9BB (SDNP/16/00902/HOUS) Barn to rear of Garden Cottage (amendments to permission ref SDNP/14/01923/HOUS.

(n) Dapps, New Way Lane, Hurstpierpoint, BN6 9BD (SDNP/16/02152/HOUS) Erection of detached ancillary building. Alternative to approved scheme.

(o) Goddards Green Wastewater Treatments Works, Cuckfield Road, West Sussex RH17 5AL (WSCC/016/16/HP) Erection of combined heat and power plant kiosk.

P16/018.2. Refused: The Committee noted refusals by MSDC:
No notifications received.

P16/018.3. Appeals: The Committee noted appeals:
Appeal Lodged: The Stables and Office, Pookbourne Lane, Sayers Common (DM/16/1555) Change of use of office building to dwelling house. Occupation of dwelling house to be tied to cattery and fishery. Change of use of livery stables to cattery. Change of use of lake to fishery. Planning permission for changes of use to be for a 2 year temporary period. Erection of 2.6m high fence. *(Ref: MSDC letter 29 June 2016, AP/16/0053, Planning Inspectorate ref: APP/D3830/W/16/3152435 & APP/D3830/C/16/3146777)*

P16/019. Kingsland Laines, Sayers Common – 120 house application: The Committee noted that following a further judicial review, the DCLG Secretary of State has been asked to reconsider his decision of 4 September 2014 to refuse permission. The Council has therefore been given until 22 July 2016 to lodge any representations it wishes to make. Due to the tight timescale the Strategic Policy working Group considered the matter at its meeting 5 July 2016 and agreed to instruct the Council's planning consultant to lodge objections on behalf of Council. Of particular note is that the Neighbourhood Plan has been 'made' since the previous Secretary of State refusal. It is also noted that DCLG have instructed MSDC not to award permission on the application for 40 houses on the same site, pending a decision on the larger application. *(Ref: DCLG ltr 29 June 2016 Appeal ref: APP/D3830/A/12/2189451; DCLG ltr 1 June 2016 MSDC ref: DM/15/1467))*

The role of the Planning Committee in planning decisions:

1. The Planning Authority is Mid Sussex District Council who has the final decision on whether planning permissions are granted or refused.
2. The Parish Council is a Statutory Consultee, which means that MSDC must ask for its opinion and take it into account, but not necessarily follow its recommendation. (The District Council can grant permission against the wishes of the Parish Council.)
3. The Parish Council has delegated its decision-making to the Planning Committee, which is authorised to express the Council's view. /
4. The Committee should take account of local planning policies, as detailed in the MSDC Local Plan (2004) and the Neighbourhood Plan PARISH 2031. It can also take guidance from the Parish Council's Design Statement.
5. Members of the public attending Committee meetings are given the opportunity to speak on matters on the agenda, but should follow the procedures set down in the Council's Standing Orders.

There being no other business the meeting closed at 9.20 pm Chairman