HURSTPIERPOINT & SAYERS COMMON PARISH COUNCIL

MINUTES of the meeting of the **Planning Committee**, held on Thursday 17th October 2019 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Martin Machan (Chairman)
Michael Avery
David Evans
Stephen Hand
Bob Sampson
Peter Griffiths
Rodney Jackson
Tony Lank
Julia Shorrocks
John Lowman
Seth Jee

Also present: Helen Valler, Assistant Clerk

P19/039 Apologies for absence and declarations of interest: The following member gave apologies: Allan Brown. There were no declarations of interest.

P19/040 Minutes of the Planning Committee meeting held on 17 September 2019: The minutes were received and accepted by the committee and signed by the Chairman as a true record.

RESOLVED: The minutes of the meeting of 17th September 2019 are adopted.

P19/041 Matters arising from the meeting of the Planning Committee held on 17 September 2019: There were no matters arising.

P19/042 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.

P19/043 Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P17/048. The following Applications were reported to the Committee and the Recommendations to the Planning Authority agreed:

(1) Hurstpierpoint College College Lane Hurstpierpoint Hassocks West Sussex BN6 9JS. DM/19/3177. Construction of a block of 12 ECB approved artificial turf cricket wickets and nets. (Revised plans received showing the wickets increased in lengeth to 35 metres 17.09.2019) (Response to Sport England with existing and proposed plans of facilities received 20.09.2019) (Tree protection plan received 23.09.2019)

RECOMMENDATION: Permission is granted

(2) Hampton Lodge 2 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/19/3977. Sycamore (T1) Reduce height by 3m, reduce western side of crown by 2m.

RECOMMENDATION: Permission is granted

(3) 1 South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/3979. Box Elder (T1) - reduce lateral branches by 2m, reduce height by 1m.

RECOMMENDATION: Permission is granted

(4) Little Croft South Lane Hurstpierpoint Hassocks West Sussex BN6 9YD. DM/19/4040. T1 Magnolia - reduce crown by 1 metre.

RECOMMENDATION: Permission is granted

(5) 6 South Avenue Hurstpierpoint Hassocks West Sussex BN6 9QB. DM/19/4046. Birch (T1) - Fell.

RECOMMENDATION: Permission is granted

(6) 23 Western Road Hurstpierpoint Hassocks West Sussex BN6 9SU. DM/19/4149. Proposed single storey rear extension with 2 roof lights.

RECOMMENDATION: Permission is granted

(7) Paddock Cottage Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ES. DM/19/4197. Yew Tree - Fell

RECOMMENDATION: The committee recommend that pruning or cutting back is considered rather than felling.

P19/044 Planning applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) 16 Fairfield Crescent Hurstpierpoint Hassocks West Sussex BN6 9SF. DM/19/3870. Loft conversion with barn end roof with rear velux's and front dormer with velux to include removal of chimney.

RECOMMENDATION: Permission is granted

(2) Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG. DM/19/1148. Approval of Reserved Matters following Outline consent (Ref. 12/01540/OUT) relating to appearance, landscaping, layout and scale of Phase 1 for 120 new dwellings, provision of open space and Sustainable Drainage System (SUDS) pursuant to the approved Outline consent. Amended plans and updated supporting information received 8 July. Description amended to confirm that this application for Reserved Matters consent is pursuant to the revised Outline permission approved under reference DM/18/4331. Amended plans received 24 September showing revisions to various dwellings as set out in the supporting letter from ECE Planning dated 24 September 2019

RECOMMENDATION: Approval is refused. The Parish Council continues to reiterate its previous objections, namely that the application is an unsustainable development not in proportion to the size of the existing settlement; contrary to Parish Plan objectives (2011) and Neighbourhood Plan targets (2012); contrary to MSDC Rural Issues Background Paper (2009) for capacity of the settlement; inadequate measures for sustaining surface water drainage systems; proximity of access to existing roundabout on London Road; excessive travel to work and school distances and deficit of public transport. The Parish Council have not currently authorised the developer, Linden Homes, access into the site from across their land. No plan for Phase two available. The application is contrary to the following District Plan policies:
DP26 – Character & Design
DP28 - Accessibility
DP30 - Housing mix
DP41 -Flood Risk and Drainage
DP42 –Water infrastructure
DP34 – Conservation
Contrary to the following HPP&SC PC Neighbourhood Plan Policies:
H1c – enhancing the flood and drainage management in the village
H3 – Sayers Common Housing Sites
H6 – Housing Sites infrastructure and environmental impact
H8 – Small dwellings

(3) Northbrooks Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/19/3944. Proposed front and rear extension and new pitched roof with dormer roof extension at the workmans cottage/outbuilding.

RECOMMENDATION: Permission is granted

(4) South Danworth Cottage Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW. DM/19/4115 Proposed two storey side and rear extension and single storey rear extension to replace the existing conservatory

RECOMMENDATION: Permission is granted

(5) Land South Of White Horse Lodge Furzeland Way Sayers Common West Sussex. DM/19/3952. The construction of 2 x 2 bed, 3 x 3 bed, 4 x 4 bed dwellings with associated access to B2218, landscaping and parking. Two members of the public spoke in objection.

RECOMMENDATION: Approval is refused. The flood risk assessment should cover neighbouring properties due to 'lie of the land' , no foul drainage plan. Loss of amenity and privacy to Lyndene & Rock Cottage residents due to position of access road. The development is contrary to the following policies:
Hurst H1c - enhancing the flood and drainage management in the village
Hurst C1 – Conserving and enhancing character
Hurst C3 – Local gaps
H3 – Sayers Common Housing Sites
DP13 - Preventing coalescence
DP14 – Sustainable rural development
DP15 – New homes in the countryside

(6) Land At Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ. DM/19/4153. Removal of an existing barn, mobile home and other outbuildings. Construction of 3 dwellings, 1 x 5 bedroom with detached garage, 1 x 3 bedroom and 1 x 2 bedroom. A representative from the Planning Consultancy submitted his comments to the committee prior to the meeting as he was unable to attend personally.

RECOMMENDATION: Permission is granted, subject to the following conditions:
Permitted Development Rights are removed
Hurst Meadows screening plan is submitted
Restrictions on lighting to protect the rural setting – DP29
No Construction Traffic before 9.30am to allow school traffic (both vehicular and pedestrian) to clear.
Access only southbound from Cuckfield Road and then via Marchants Road , NOT Trinity Road, to keep lorries that much further from the Village Centre.
Landscape Plan submitted
English Heritage report
Conservation Officer Report

(7) 22 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/19/3416. Lower ground rear extension with terrace over and associated alterations to the existing dwelling (amended drawing received 09.09.19 showing existing side elevations) (corrected location and block plan received 30.09.2019)
RECOMMENDATION: Permission is granted

(8) 1 Cherrington Close Hurstpierpoint Hassocks West Sussex BN6 9AY. DM/19/3237. Proposed two storey side extension (amended plans received 7 October 2019)
RECOMMENDATION: Permission is granted

P19/045 MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)
(1) Granted: The Committee noted permissions granted by MSDC:
a) 2 Hurstbeech Close Hurstpierpoint Hassocks West Sussex BN6 9FP. DM/19/3262.Single storey rear and side extension with pitched roof.
b) Opposite Side Of Road To White Horse Inn Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9SP. DM/19/3299. Poplar - Reduce the two main trunks by approximately 5m, to the junction with the main stem. Robina - Reduce (roadside) by approximately 5m, to suitable growth points.
c) Land South Of The A2300 Burgess Hill West Sussex. DM/19/3316. Non material amendment to DM/18/4588 to allow changes in design and to the wording of the description of the development.
d) 66 Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP. DM/19/2678. Loft alterations including the construction of 1 dormer window and reduction of an existing dormer window (revised plan received 23.08.2019. Description amended 27.08.2019) (**HPP&SC Parish Council recommended refusal)**
e) Knowles Tooth Langton Lane Hurstpierpoint Hassocks West Sussex BN6 9EZ. DM/19/3414. A Lawful Development Certificate is sought to confirm that the development approved under DM/16/2681 & DM/16/2685 can be taken to have begun in accordance with Section 56(2) of the Town and County Planning Act 1990.
f) 8 Danworth Farm Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9GL. DM/19/2979. Change of use from D1 (non-residential institution) to B1 (office).
g) 62 Nursery Close Hurstpierpoint Hassocks West Sussex BN6 9WA. DM/19/3407. Garage conversion and flat roof single storey side extension, to include new windows to front and rear.
h) Land Parcel At Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QW. DM/17/4956. Discharge of planning condition nos. 3, 4, 5 and 6 relating to planning application DM/17/2039 (Split Decision)
i) The Memorial Garden High Street Hurstpierpoint West Sussex. DM/19/3263. Holm English Oak - Crown lift canopy to 5.2 metres for highway clearance
j) Recreation Ground South Avenue Hurstpierpoint West Sussex BN6 9QB. DM/19/3257. Sessile English Oak - Crown lift over footpaths and play area by 2.5 metres. Horse Chestnut - Remove smaller limb directly beneath lamp. Box Elder - Reduce canopy overall by 1.5 metres. Silver Birch - Lift crown over private access by 2.5 metres. Horse Chestnut - Reduce large limb with cavity and fungi present by 5 metres.
k) 115 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RS. DM/19/3046. Oak (T1) - reduce back from garden of 109 Cuckfield Road by up to 2.5m metres. Oak (T2) - Reduce by up to 2.5 metres back from garden of no.109 Cuckfield Road by up to 2.5m.
l) 63 High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/19/3480. Replace 3 casement windows and 1 fixed window with UPVC windows to match existing. Replace balustrade on roof terrace with 1.22m high cast iron railings.

(2) Refused: The Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted)
a) Barn Southwest Of Pakyns House Bullfinch Lane Hurstpierpoint West Sussex. DM/19/2840. Application for determination as to whether prior approval is required for the change of use from agricultural barn to a single unit 3-bed dwelling house (Use Class C3) and associated building operations under Class Q(b).
b) Nursery Cottage 2A Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA. DM/19/2900.Demolition of existing garage. New build of double storey 4 bedroom dwelling. Extension of existing dwelling.
c) 155 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. DM/19/2657. Change of use from Retail (A1) to residential (C3), including alteration to front elevation. AMENDED ADDRESS provided 23/7/19

(3) Withdrawn: The Committee noted withdrawn applications:
a) White Horse Lodge Furzeland Way Sayers Common Hassocks West Sussex BN6 9JB. DM/19/1003. Construction of 8 dwellings (4x3 bed and 4x4 bed) with access from B2118 and associated landscaping and parking (Amended and corrected plans received on 16 and 17 April 2019)

(4) Appeals: The Committee noted planning appeals:
a) 145 High Street Hurstpierpoint Hassocks West Sussex BN6 9PU. AP/19/0017. Appeal against Variation to Plan - Roof / Windows / Render**. Appeal dismissed** – Enforcement Notice Upheld
b) 12 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AG. AP/19/0074. Without planning permission the erection of a timber fence.
c) Maltings Farm Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9JZ. AP/19/0049. Demolition of outbuildings. Erection of 5 dwellings. Amended location plan received 22.06.2018 to include proposed access**. Appeal dismissed.**

There being no other business the meeting closed at 8.56 p.m. Chairman