

MINUTES of the meeting of the **Planning Committee** on Thursday 2 February 2017 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present:

Rosemary Burns - Chairman
David Evans
Rodney Jackson
Bob Sampson
Julia Shorrocks

Martin Machan
Tony Lank
Stephen Hand
John Lowman

Also Present:

Charlotte Kempson – Assistant Clerk
2 members of the public

P16/071. Apologies for Absence and Declarations of Interest: The following apologies for absence were received before the meeting and accepted: Allan Brown, Amanda Geel and Steve Whitehead.

The following members declared a personal interest: Stephen Hand Item P16/076.4 (22 Lynton Close, Hurstpierpoint DM/17/0176). Rodney Jackson Item P16/076.10 (Land at Little Park Farm, Hurstpierpoint DM/17/0265).

P16/072. Minutes of the Planning Committee meeting held on 5 January 2017: The Minutes were received and accepted by the Committee and signed by the Chairman.

P16/073. Matters arising from the Meeting of the Planning Committee held on 5 January 2017: There were no matters arising.

P16/074. 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. The members of the public were there to observe the meeting. The meeting then resumed.

P16/075. 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:

P16/075.1. 22 Western Road, Hurstpierpoint, BN6 9TA (DM/16/4883) Proposed porch.

RECOMMENDATION: Permission is granted.

P16/075.2. Littlemead, Albourne Road, Hurstpierpoint, BN6 9ES (DM/16/5622) To replace existing timber fence with an plain 2 metre timber fence, Tree works comprise of felling (T1) Taxus Baccata due to ill health, (T2) reduce Taxus Baccata by 2 metres, (T3) reduce Sorbus Aria by 2 metres and (T5) reduces Taxus Baccata by 2 metres.

RECOMMENDATION: Permission is granted.

P16/075.3. 118 Cuckfield Road, Hurstpierpoint, BN6 9RZ (DM/16/5630) Single storey side extension.

RECOMMENDATION: Permission is granted.

P16/075.4. Southmead, South Avenue, Hurstpierpoint, BN6 9QB (DM/17/0036) replacement garage/hobby room.

RECOMMENDATION: Permission is granted.

P16/075.5. 45 High Street, Hurstpierpoint, BN6 9TT (DM/17/0121) T1 Magnolia – reduce crown by 1.5 metres.

RECOMMENDATION: Permission is granted.

P16/075.6. 41 High Street, Hurstpierpoint, BN6 9TT (DM/17/0127) Cherry (T1) fell.

RECOMMENDATION: Permission is granted.

P16/075.7. Oakdene, Pookbourne Lane, Sayers Common, BN6 9HD (DM/17/0172) Proposed single storey side extension.

RECOMMENDATION: Permission is granted.

P16/075.8. 17 High Street, Hurstpierpoint, BN6 9TY (DM/17/0187) Apple Tree (T1) reduce crown on north side by 2.5-3 metres (to boundary) x2 Conifers (G2) reduce crown on north side by 2.5-3 metres and reduce height by 3 metres approx. x2 Holly (G3) fell.

RECOMMENDATION: Permission is granted.

P16/075.9. 17 High Street, Hurstpierpoint, BN6 9TY (DM/17/0250) (t1) Macrocarpa, thin 15-20% and reduce crown by 4 metres.

RECOMMENDATION: Permission is granted.

P16/076. Planning applications - Committee decision: The Committee was asked consider the following and make RECOMMENDATIONS to the Planning authority:

P16/076.1. 4 Nursery Close, Hurstpierpoint, BN6 9WA (DM/16/5458) two storey side and rear extension. Amended plans received 11.01.2017 showing reduction in width of first floor extension to rear.

RECOMMENDATION: Permission is granted.

P16/076.2. Land Parcels at 528785 120354 Gatehouse Lane, Land South of A2300 Goddards Green (DM/16/5637) reserved matters application for the approval of the appearance, landscaping, layout and scale pursuant to outline permission 13/01618/OUT for the erection of 4,076 sq m for B1b B1c B2 and B8 employment uses with ancillary office, car parking, service yard areas, landscaping and enabling works.

RECOMMENDATION: Refusal – Contrary to Neighbourhood Plan Policy Employment Hurst E1 – Proposals for the development of a Business Park providing high quality employment at Goddards Green as part of the Northern Arc Development Plan. The development does not comprise sufficient employment for Class B1 (b), B1(c) or B2. The proposed landscaping along the northern boundary of the site is inadequate in depth. No information on design context in relation to the future phases.

P16/076.3. Pakyns Garden Cottage, Albourne Road, Hurstpierpoint, BN6 9ET (DM/17/0106) Erection of a detached 5 bedroom dwelling with detached double garage. Revised design to approved dwelling under application DM/16/2731.

RECOMMENDATION: Refusal – out of character. More intrusive by virtue of its bulk, 2 storeys, than that previously permitted. Additional dwelling in the countryside, contrary to Neighbourhood Plan Policy Hurst C1 and C3.

P16/076.4. 22 Lynton Close, Hurstpierpoint, BN6 9AN (DM/17/0176) single storey rear extension and incorporation of existing detached garage with associated works and conversion of existing loft space.

RECOMMENDATION: Permission is granted.

P16/076.5. 17A Ribbetts House, Trinity Road, Hurstpierpoint, BN6 9XE (DM/17/0183) internal extension to existing ground floor bedsit to create a 1 bedroom flat with new window to rear elevation. Conversion of garage into mobility scooter store and new entrance canopy.

RECOMMENDATION: Permission is granted.

P16/076.6. Grove Cottage, 122 College Lane, Hurstpierpoint, BN6 9AJ (DM/17/0247) demolish existing concrete panelled garage and replace with a new timber framed garage with pitched roof.

RECOMMENDATION: Permission is granted.

P16/076.7. Grove Cottage, 122 College Lane, Hurstpierpoint, BN6 9AJ (DM/17/0249) demolish existing concrete panelled garage and replace with a new timber framed garage with pitched roof.

RECOMMENDATION: Permission is granted.

P16/076.8. The Bothy, Oaklands Park Farm, North High Hatch Lane, Hurstpierpoint, BN6 9LH (DM/17/0270) minor demolition, construction of a two storey side extension with single storey rear extension and front single storey porch structure. Additional windows added to original property with rear roof dormer unit to be formed under permitted development.

RECOMMENDATION: Permission is granted.

P16/076.9. 156 Western Road, Hurstpierpoint, BN6 9TD (DM/17/0285) proposed single storey rear extension and two storey side extension.

RECOMMENDATION: Permission is granted.

P16/076.10. Land at Little Park Farm, Hurstpierpoint (DM/17/0265) (T1) Oak – fell.

RECOMMENDATION: Refusal – Lack of information provided - no detailed plan on the position of the new bridge and access required. Clarification required as to which tree the application relates to. No details on if a replacement tree will be planted.

P16/077. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P16/077.1. Granted: the Committee was asked to note permissions granted by MSDC:

(a) 48 Kemps, Hurstpierpoint (DM/16/4941) proposed two storey extension to rear. Proposed first floor hipped dormer window to front. Proposed porch to front.

(b) 48 Kemps, Hurstpierpoint (DM/16/4966) proposed 3 bed dwelling on land adjacent to 48 Kemps.

HP&SCPC RECOMMENDATION: Refusal – overdevelopment, concerns over proximity of trees to proposed development and the impact this will have on them and the ongoing impact on TPO trees.

(c) Land adjacent to Erskine Cottage, Brighton Road, Hurstpierpoint (DM/16/4809) demolition of existing buildings and erection of a 2 bedroom single residential dwelling.

- (d) 1 Springbank Cottages, Langton Lane, Hurstpierpoint (DM/16/4488) crown lift to a maximum of 2 metres within group TPO A1, comprising mixed broadleaved and coniferous trees. Trim all necessary branches within group TPO A1 to clear power cables, telephone cables and outbuildings by one metre.
- (e) Marton, Wickham Hill, Hurstpierpoint (DM/16/4704) demolition of an existing single storey rear conservatory, constructing g in its place a two storey extension, extension to existing roof to form gable, erection of porch, removal of bay window and application to render walls (description amended 12 January 2016).
- (f) 1 Wolstonbury Close, Hurstpierpoint (DM/16/4889) part retrospective application for: single storey rear/side extension; detached garage/store; new porch; conversion of garage into habitable accommodation; new window to front elevation; and extension to the existing drive. Revised application to DM/15/4029 to incorporate amended south elevation.
- (g) 65 Western Road, Hurstpierpoint (DM/16/4874) two storey side extension (Retrospective revisions to approved scheme DM/15/2286).
- (h) Land Parcel at 529078 121294, Cuckfield Road, Ansty (DM/16/4341) buried, high voltage grid connection cable for 5mw solar farm approved under planning reference DM/15/1518, connecting the solar farm to its point of connection to the national grid on the highway verge of the A2300 north west of the roundabout with the A273 Burgess Hill ring road.
- (i) Kingsland Laines, Reeds Lane, Sayers Common (DM/15/1467) outline planning application for the approval of access details for 40 houses, extra care facility with access from London Road/B2118.
HP&SCPC RECOMMENDATION: Refusal. A Parish Housing Sites Availability Assessment (PHLAA) is being currently undertaken to identify suitable sites; the application housing numbers would exceed the target set by the Neighbourhood Plan (Policy Hurst H3); the proposed development does not address the existing drainage issues as required by the Neighbourhood Plan (Policy Hurst H3).
- (j) Box House Farm, Langton Lane, Hurstpierpoint (DM/16/5503) Leyland cypress (T1) fell.
- (k) The Stables, Pookbourne Lane, Sayers Common (DM/16/5066) part retrospective application for change of use from livery stables, ancillary office/store and balancing pond to fishery business for spawning, growing and onward selling of fish. Retention of boundary fence.
HP&SCPC RECOMMENDATION: Refusal – lack of business plan for fishery. Concerns over the Environmental Health Officers comments over noise and lighting.
- (l) Big Edgerley Barn, College Lane, Hurstpierpoint (DM/16/5454) variation of condition no. 5 relating to planning reference DM/16/1656.
- (m) Recreation Ground, South Avenue, Hurstpierpoint (DM/16/5516) T1 Horse Chestnut – thin crown around adjacent floodlight by up to 5%.
- (n) Avtrade Global Headquarters, Reeds Lane, Sayers Common (DM/16/4718) proposed new warehouse building with associated parking and landscaping.
- (o) 38 New Way Lane, Hurstpierpoint (DM/16/5089) proposed conversion of car barn to part study/bedroom, front extension and alterations to ground floor utility room and wc (to create shower room) and removal of chimney (description amended 19 January 2016).
- (p) 28 Iden Hurst, Hurstpierpoint (DM/16/5427) single storey front extension.
HP&SCPC RECOMMENDATION: Refusal – extension is front of building line, not in keeping and out of character.
- (q) 16 Cuckfield Road, Hurstpierpoint (DM/16/5234) proposed single storey side extension.
- (r) Danny House, New Way Lane, Hurstpierpoint, BN6 9BB (SDNP/16/00894/FUL) the erection of a sculpture of Lloyd George in front of the main east facing entrance to Danny House.
- (s) 110 Willow Way, Hurstpierpoint (DM/16/5262) single storey rear flat roof extension.

P16/077.2. Refused: The committee was asked to note refusals by MSDC: No notifications received.

P16/077.3. Withdrawn: The committee was asked to note withdrawn applications:

- (a) 1 Wickham Drive, Hurstpierpoint (DM/16/5661)

P16/077.4. Appeals: The committee was asked to note the lodging and results of appeals:

Appeal Lodged: Kingsland Laines, Reeds Lane, Sayers Common (12/04347/OUT) outline application for 120 dwellings (including 30% affordable housing), community facility, office space, care home, retail units with primary access off the B2118 (London Road) with some matters reserved. Revised design and Access Statement and Illustrative Site Layout received 30th July reducing scale of nursing home to 2 storeys. (Ref: MSDC letter 19 January 2017 AP/13/0007, Planning Inspectorate ref: APP/D3830/A/12/2189451/NWF). The Committee were advised that there will be representation by the Parish Councils consultant at the public inquiry on the 25th April 2017.

P16/078. Information Items: The Committee was asked to note the following and comment were required:

(1) West Sussex County Council – Submission Draft Joint Minerals Local Plan (Reg 19): This Plan has been published for consultations on its soundness and compliance. It will be formally submitted after 13 March 2017. (Ref: WSCC Joint Minerals Local Plan 2017)

(2) Petition to Parliament- ‘Give communities back the right to decide where houses are built’: The Council has been advised of this online petition, ref: <https://petition.parliament.uk/signatures/30168184/verify?token=Zgo6pUTJGUCGeYevNCP>

(3) Gatwick Airport Noise Management Board: Meeting scheduled for 9.30 am 31 January 2017 at Hilton hotel. South Terminal Gatwick. (Ref: NMB Gatwick email 10 January 2017).