

MINUTES of the meeting of the **Planning Committee** on Thursday 2 November 2017 held immediately following a meeting of Council at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present

Tony Lank – Chairman
Rosemary Burns
John Lowman
Peter Griffiths

Rodney Jackson
Stephen Hand
Julia Shorrocks

Also Present:

Charlotte Kempson
2 members of the public

P17/052. Apologies for Absence and Declarations of Interest: The following apologies for absence were received before the meeting and accepted: Martin Machan, David Evans, Allan Brown, Bob Sampson, Steve Whitehead and Malcolm Llewellyn.
The following members declared a Personal Interest: Tony Lank (item P17/056.1 – 49 Highfield Drive, Hurstpierpoint, BN6 9AU (DM/17/3265))

P17/053. Minutes of the Planning Committee meeting held on 5 October 2017: The minutes were received and accepted by the Committee and signed by the Chairman.

P17/054. Matters arising from the Meeting of the Planning Committee held on 5 October 2017:

(1) Minute P17/048. Procedure for the delegation of smaller planning applications to the Chairman and Vice-Chairman: The Committee requested that the full procedure agreed at the meeting is noted and that it is available for members of the public to view on the website:

The Committee considered the procedure to be put in place which allows the delegation of smaller planning applications to the Chairman and Vice-Chairman of the Planning Committee. The following procedures were agreed for the remainder of the current council year:

- (a) The Parish Office prepares two lists (for Committee Chairman/VC delegated decision and for Committee decision)
- (b) The delegated list shall comprise: ground floor extensions and porches, private garages or outbuildings, tree work
- (c) The Committee agenda is issued
- (d) The list for delegated decision is issued to Chairman/VC, who undertake their assessment.
- (e) Chairman/VC provide their decision list to the Parish office 2 days prior to the meeting, to enable a note to be taken to Committee.
- (f) The Planning Committee notes the delegated decisions and decides on the other applications.
- (g) An application will be referred to the Committee. 1) if there are a significant number of objections (typically more than 5) or if a Committee member requests. 2) The application is within the Conservation Area or a Listed Building.

P17/055. 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.

P17/056. 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:

P17/056.1. 72 Highfield Drive, Hurstpierpoint, BN6 9AU (DM/17/3936) ground floor side extension and porch.
RECOMMENDATION: Permission is granted.

P17/056.2. Rosemullion, West Furlong Lane, Hurstpierpoint, BN6 9RH (DM/17/4018) Acer (T) – fell, Cherry (G2) – fell, Holly (G3) – fell, Apple (T4) – fell, Hazel/Willow (G5) – re-coppice, Beech (T6) crown raise to 5 metres.
RECOMMENDATION: Permission is granted.

P17/056.3. 4 Hassocks Road, Hurstpierpoint, BN6 9QN (DM/17/4049) group of trees (G1) Ash Sycamore, crown lift overhang from neighbours to a maximum of 2 metres.
RECOMMENDATION: Permission is granted.

P17/056.4. South Lodge, South Avenue, Hurstpierpoint, BN6 9QB (DM/17/4115) silver birch – fell.
RECOMMENDATION: Permission is granted.

P17/056.5. Hampton Lodge, 2 Hassocks Road, Hurstpierpoint, BN6 9QN (DM/17/4127) (T1, T2, T4, T6 & T7) Conifers – reduce height by 5.5m and cut back overhanging branches to property number 144. (T3, T5) Yews – reduce height by 5.5m and cut back overhanging branches to property number 144. (T8) Conifer – reduce height by 7.5m. (T9) Conifer – fell to ground. (T10) Conifer – fell to ground level. (T11) Holly – reduce height by 5.5m. (T12) Yew – raise canopy by 3.5m and reduce height by 3m. (T13) 6 x Conifers reduce height by 4.5m.
RECOMMENDATION: Permission is granted.

P17/056.6. Littleway, West Furlong Lane, Hurstpierpoint, BN6 9RH (DM/17/4191) (T1) Glenditsia – reduce crown by 2m.

RECOMMENDATION: Permission is granted.

P17/056.7. Church House, High Street, Hurstpierpoint, BN6 9TS (DM/17/4211) T1 Purple Plum – reduce crown by up to 2m. T2 Damson – fell.

RECOMMENDATION: Permission is granted.

P17/056.8. 72 Nursery Close, Hurstpierpoint, BN6 9WA (DM/17/4276) 2 x Oak – T1 – reduce canopy by up to 3 metres, T2 – lower overhanging canopy only; reduce by up to 2 metres.

RECOMMENDATION: Permission is granted.

P17/056.9. 2 College Place, Hurstpierpoint, BN6 9AF (DM/17/4235) proposed front porch and WC extension.

RECOMMENDATION: Permission is granted.

P17/056.10. 195 Cuckfield Road, Hurstpierpoint, BN6 9RT (DM/17/4183) single storey rear extension.

RECOMMENDATION: Permission is granted.

P17/057. Planning applications - Committee decision: The Committee is asked consider the following and make RECOMMENDATIONS to the Planning authority:

P17/057.1. 13 Wilderness Road, Hurstpierpoint, BN6 9XD (DM/17/3940) proposed sub-division, alteration and rear extension of existing 3 bed bungalow to create 2 no. 2 bed semi-detached dwellings to include conversion of existing integral garage to habitable space and adaption of highway verge to create 1 additional parking space resulting in a total provision of 2 parking spaces. 2 members of the public (being neighbours to the application property) spoke in opposition to the application.

RECOMMENDATION: Refusal – un-sustainable, over development of the site. Contrary to Neighbourhood Plan Policy Hurst H5: development principles.

P17/057.2. 51 The Grange, Hurstpierpoint, BN6 9FD (DM/17/3951) single storey rear extension, Juliet balcony roof light to rear.

RECOMMENDATION: Permission is granted.

P17/057.3. 1 Pine Tree Close, Hurstpierpoint, BN6 9AX (DM/17/3879) demolition of existing conservatory to the rear. Proposed two storey side extension, with Juliet balcony to the rear first floor.

RECOMMENDATION: Permission is granted.

P17/057.4. 32 and 34 Western Road, Hurstpierpoint, BN6 9TA (DM/17/3895) proposed side and rear two storey extension to existing ground and first floor flats located within a semi-detached building, together with a new spiral staircase to rear.

RECOMMENDATION: Support application in principal. Concern over the size of the west facing window, which was considered to be too large. This may result in over- looking. The window should be made smaller.

P17/057.5. 27 Spinney Close, Hurstpierpoint, BN6 9AR (DM/17/4010) Proposed single storey extension to front of existing garage and garage conversion. The Committee noted that the elevation plans were wrong.

RECOMMENDATION: Permission is granted.

P17/057.6. Gablesmead, Bishopstone Lane, Ansty, RH17 5AR (DM/17/4078) raising and levelling of ground to facilitate use for pasture. Provision of stables for horse. Hardstanding/concrete area for management of a horse, with dedicated drainage facilities. Sand school for purposes of horse exercising in wet weather.

RECOMMENDATION: Permission is granted.

P17/057.7. 123 High Street, Hurstpierpoint, BN6 9PU (DM/17/3782) ground and first floor rear extensions, new casement window to ground floor and minor alterations.

RECOMMENDATION: Permission is granted.

P17/057.8. 123 High Street, Hurstpierpoint, BN6 9PU (DM/17/3785) ground and first floor rear extensions, new casement window to ground floor and minor alterations.

RECOMMENDATION: Permission is granted.

P17/057.9. 96 Western Road, Hurstpierpoint, BN6 9TB (DM/17/4043) proposed garage conversion.

RECOMMENDATION: Permission is granted.

P17/057.10. The Co-operative, 95 High Street, Hurstpierpoint, BN6 9RE (LI/17/1664) extension to the premises and changes to the layout. Remove embedded conditions.

RECOMMENDATION: No comment.

P17/057.11. 102A High Street, Hurstpierpoint, BN6 9PX (DM/17/4256) proposed change of use of shop area from A1 retail to C3 residential.

RECOMMENDATION: Permission is granted.

P17/058. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P17/058.1. Granted: the Committee noted permissions granted by MSDC:

(a) The Coach House, 20 Wickham Drive, Hurstpierpoint (DM/17/3496) proposed rear and side single storey extension. Change from flat to pitch roof in part (amended plan received 20 October 2017).

(b) Garden Cottage, New Way Lane, Hurstpierpoint, BN6 9BB (SDNP/17/03992/HOUS) to construct a barn to the rear of Garden Cottage.

HP&SCPC RECOMMENDATION: Refusal: contrary to Local Plan Policy C1 (protection of the countryside), contrary to Neighbourhood Plan Policy Hurst C1 (countryside – conserving and enhancing character).

(c) White Oaks, London Road, Sayers Common (DM/17/2640) proposed new chalet bungalow and garage.

HP&SCPC RECOMMENDATION: Refusal – over-looking, issues with drainage (standing water not draining away from ditches) Garage size unsuitable. Contrary to Neighbourhood Plan Policy: Hurst H1 – Hurstpierpoint and Sayers Common new housing development.

(d) 6 Manor Gardens, Hurstpierpoint (DM/17/3463) proposed single storey side extension with pitched roof, roof light to the rear and flue.

(e) Field House, 8 High Street, Hurstpierpoint (DM/17/3432) replacement window units to front elevation.

(f) 49 Highfield Drive, Hurstpierpoint (DM/17/3265) single storey side extension.

(g) 90 College Lane, Hurstpierpoint (DM/17/3373) proposed two storey side and rear extension with internal alterations.

HP&SCPC RECOMMENDATION: Refusal – unneighbourly, loss of light, overdevelopment, insufficient allowance for parking. A thorough traffic management plan would need to be put in place.

(h) 38 Western Road, Hurstpierpoint (DM/17/2750) proposed room in the roof with dormer to the rear, roof lights and chimney to the front roof elevation. Amended plans received 24.08.2017 to show a gap between the proposed dormer and the existing dormer at no. 36.

(i) Avtrade Global Headquarters, Reeds Lane, Sayers Common (DM/17/3298) discharge of conditions no's 3,4,6,7,16 and discharge of informative 4 for application DM/16/4718.

(j) Amberley Farm, Bishopstone Lane, Ansty (DM/17/3546) application for determination as to whether prior approval is required for the change of use of 3 agricultural buildings on land at Amberley Farm to 3 residential dwellings (use class C3).

HP&SCPC RECOMMENDATION: prior approval should be required to determine application under planning conditions.

P17/058.2. Refused: the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted).

(a) Hurst Wickham Barn, College Lane, Hurstpierpoint (DM/17/0992) erection of ten new build dwelling houses with associated gardens and parking, served by a new access road onto College Lane. Revised plans submitted 30/06/17 showing revised dwelling mix, affordable housing provision and variation to siting together with stage one road safety audit.

(b) Langton Stables, Langton Lane, Hurstpierpoint (DM/17/3280) erection of 2 no. single storey detached dwellings together with access driveway and associated hard and soft landscaping works.

P17/058.3. Withdrawn: the Committee noted withdrawn applications:

(a) Barn Southwest of Pakyns House, Bullfinch Lane, Hurstpierpoint (DM/17/3584)

P17/058.4 Appeals: the Committee noted planning appeals:

(a) APPEAL LODGED: 9 Brown Twins Road, Hurstpierpoint (DM/17/2426) proposed single storey rear extension and replace existing conservatory to form new extension on existing footprint – APP/D3830/D/17/3183769

P17/059. Planning Committee Budget 2018/19: The Committee was asked to consider its budget for the Financial Year 2018/19. The overall budget will be considered by the Finance & General Purposes Committee at its meeting on 7 December 2017. (Ref: Budget2018/19 – Planning Committee) The Committee discussed the budget and agreed that no amount was required; this will be taken to the Finance and General Purposes Committee.

RECOMMENDATION to Finance and General Purposes Committee: The Finance and General Purposes Committee consider the Planning Budget for 2017/18. The Committee agreed no budget was required.

There being no other business the meeting closed at 8.51 pm

Chairman
