MINUTES of the meeting of the **Planning Committee**, held on Thursday 22 August 2019 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members present:

Tony Lank (Chairman)
Michael Avery
Allan Brown
David Evans
Stephen Hand
Rodney Jackson
Seth Jee
John Lowman
Julia Shorrocks
Martin Machan

Also present: Andy Beams, Interim Clerk

P19/020 Apologies for absence and declarations of interest: Cllr Seth Jee declared a personal interest in item P19/024 (10) DM/19/1148.

P19/021 Minutes of the Planning Committee meeting held on 18 July 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 18 July 2019 are adopted.

P19/022 Matters arising from the meeting of the Planning Committee held on 18 July 2019: There were no matters arising.

P19/023 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. There were no members of the public present.

P19/024 Planning applications - Committee decision: The Committee considered the following and made RECOMMENDATIONS to the Planning authority:

(1) 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.

RECOMMENDATION: Permission is refused due to the application being contrary to policy DP35 - Conservation Areas.

(2) Dean House Cottage, Cuckfield Road, Goddards Green, Hassocks, West Sussex, BN6 9LQ (DM/19/2848)
Proposed detached double garage for an adapted vehicle and for storage.

RECOMMENDATION: Permission is granted

(3) 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 detached dwelling house (Use Class C3) and associated building operations under Class Q(b).

RECOMMENDATION: Prior approval is required for change of use under Class Q(b) as the development contains new structural elements and is not a conversion Re: Rushcliffe Borough Council V Hibbitt (2016)

(4) 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.

RECOMMENDATION: Permission is refused due to the application being contrary to policy DP26 – Character and Design, inappropriate scale, concerns about use of building other than as a single dwelling, loss of light and privacy to adjoin properties, highway access.

(5) Hornsdene Farm, Pookbourne Lane, Sayers Common, Hassocks, West Sussex, BN6 9HD (DM/19/2129)
Application for determination as to whether prior approval is required for the change of use of an agricultural building to a residential dwelling and for associated operational development.

RECOMMENDATION: No comment.

(6) East Lodge Farm, Malthouse Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LA (DM/18/4419)
Proposed construction of Class B1 (Business) building with carpark, new vehicle access and associated landscaping. Amended plans received 30th July showing revised design for the building

RECOMMENDATION: Permission is granted - subject to no further development of the site and no illuminated signs on the road. Oak trees subject to TPO's

(7) 115 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RS (DM/19/3046)
Oak (T1) - Cut back 2-3 metres to previous cut points. Oak (T2) - Cut back 2-3 metres to previous cut points. Both trees to have lateral limbs cut back up to 3 metres.

RECOMMENDATION: Permission is granted

(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).

RECOMMENDATION: Permission is granted

(9) Wickham Hill, Hurstpierpoint, Hassocks, West Sussex, BN6 9NR (DM/19/2328)
First floor rear extension with a 1.8m high privacy screen obscurely glazed to side and a balcony with a 1.1m high glass guarding**.**

RECOMMENDATION: Permission is granted

10) 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 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.

RECOMMENDATION: Approval is refused. The Parish Council continues to support the view expressed by the MSDC design panel and reiterates 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.
In addition, the application is contrary to H&SC PC Neighbourhood Plan Policies Hurst H3 – Sayers Common housing sites, Hurst H6 - Housing sites infrastructure and environmental impact assessment, Hurst H8 - Small dwellings and Hurst C1 - Conserving and enhancing character.

11) 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

RECOMMENDATION: Permission is granted

12) 12 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AG (DM/19/3108)
Discharge of planning condition no's 3 and 4 relating to planning application DM/19/0678.

RECOMMENDATION: Permission is granted

13) Cherrington Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9AY (DM/19/3237)
Proposed two storey side extension.

RECOMMENDATION: Permission is granted

P19/025 Street Naming:
a) The committee is asked to discuss and agree an established principal when requested by MSDC to recommend a new street name**.**

RESOLVED: The committee agrees that first and last names of past significant residents of Hurstpierpoint are used.

b) Filberts: The committee is asked to consider reverting back to the original suggested name of 'Filberts', due to communication the Parish Council office received from the previous owners of the site.

RESOLVED: Having considered the wishes of the family, the committee agrees to recommend the name Filberts Close be considered.

P19/026 Hassocks Parish Plan
The committee is asked to view and comment on the proposed Hassocks Parish Plan

RESOLVED: The council reaffirms its position that it is opposed to any Neighbourhood Plan which compromises the local gap and results in coalescence and loss of identity of neighbouring settlements, as per policy Hurst C3 – Local Gaps and Preventing Coalescence.

P19/027 Mayfield Development
The Parish Council has been requested by Henfield Parish Council to support them in suggesting 5 points/reasons to oppose the new development of Mayfield Town. The committee is asked to review previous reasons given.

RESOLVED: The committee agreed that the Parish Council continues to oppose the Mayfield development in any form, as there is no evidence of demand, nor is it in the Local Plans of either Mid Sussex or Horsham District Councils. The Parish Council supports the District Council position that the housing need is being met through the local plan.

P19/028 MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)
(1) Granted: The Committee noted permissions granted by MSDC:
a) **Danny Lodge, New Way Lane, Hurstpierpoint, BN6 9BA (SDNP/19/01466/FUL)** Construction of oak-framed garage.
b) **Flat 4, Halton Lodge, Halton Shaws, Hurstpierpoint, Hassocks, West Sussex, BN6 9QR (DM/19/1986)** Garage conversion with side extension.
c) **Castle And Co Solicitors, 118 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9PX (DM/19/2120)** Application for determination as to whether prior approval is required for change of use from an Office (Class B1a Use) to 6 no. self-contained flats, 4 x 1 bed and 2 x 2 bed (Class C3 Use).
d) **Park Cottage, Manor Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9UL (DM/19/2277)** Cherry (T1) - Remove stem pushing on fence
e) **6 Sunleigh Court, Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9YB (DM/19/2036)** Two storey side extension, with rear first floor Juliette balcony.
f) **South Lodge, South Avenue, Hurstpierpoint, Hassocks, West Sussex, BN6 9QB** X2 Ash trees - reduce 3m, x2 Holly - reduce 5m, x3 Ash - remove. ***H&SC PC recommended refusal***
g) **Northbrooks, Danworth Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LW (DM/19/1988)** Replacement gates with new shingle driveway area.
h) **St Georges Church, St Georges Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9QX (DM/19/1753)** Holmoak (T1) - reduce crown by 2m .Holmoak (T2) - remove remainder of fractured branch that previously fell onto footpath. Holmoak (T4) - reduce crown by approx. 2m, Pine (T5) - remove deadwood, Yew (T6) - raise crown on SW side to approx. 2m, mixed species (G1) - raise crowns on footpath side to approx. 2.5m.
i) **Brushwood Farm, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AL (DM/19/2316)** Demolition of existing conservatory with part single storey/two storey side extension, including new rear facing dormer. Single storey infill extension between garage building and property with garage converted and additional internal alterations.
j) **Goddards Green Sewage Treatment Works, Cuckfield Road, Ansty, RH17 5AL (WSCC/032/19)** Construction and operation of a sludge cake reception building and sludge cake loading tunnel/building
k) **2 Oaklands Park, High Hatch Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LH (DM/18/5051)** Demolition of existing single storey and two storey elements. Construction of single storey and two storey extensions to the side elevation with internal alterations and associated minor hard and soft landscaping works. (Amended plans and description 25.06.2019)

(2) Refused: The Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted)
a) **Land at junction of Gatehouse Lane and Pangdean Lane, Goddards Green, West Sussex (DM/19/1967)** Gated community of 3-4-5 bedroom house, 9 in total.

(3) Withdrawn: The Committee noted withdrawn applications:
a) **16 Fairfield Crescent, Hurstpierpoint, Hassocks, West Sussex, BN6 9SF (DM/19/2676)** Hip to gable loft conversion with rear dormer to create first floor.

(4) Appeals: The Committee noted planning appeals:
No notifications received.

P19/029 Information item
The date of the next Planning meeting has been changed to Tuesday 17th September, due to Hurst Festival events at the Village Centre.

P19/030 Appointment of Committee Chairman: The Committee is advised that Cllr Martin Machan wishes to be re-appointed as Planning Committee Chairman. The Committee is therefore asked to agree that current Chairman Tony Lank is re-appointed as Vice-Chairman with immediate effect.

RESOLVED: Cllr Martin Machan is re-appointed as Chairman and Cllr Tony Lank is re-appointed as Vice-Chairman

There being no other business the meeting closed at 9.15 p.m. Chairman