

**MINUTES** of the meeting of the **Planning Committee** on Thursday 24 May 2018 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

**Committee Members Present**

Martin Machan – Chairman  
David Evans  
Bob Sampson  
Malcolm Llewellyn  
Tony Lank

Rodney Jackson  
Julia Shorrocks  
Rosemary Burns  
John Lowman

**Also Present:**

Charlotte Kempson ASSISTANT CLERK

**P18/004. Apologies for Absence and Declarations of Interest:** The following apologies for absence were received prior to the meeting and accepted: Allan Brown, Stephen Hand and Peter Griffiths. There were no declarations of interest.

**P18/005. Minutes of the Planning Committee meeting held on 3 May 2018:** The minutes were received and accepted by the Committee and signed by the Chairman.

**P18/006. Matters arising from the Meeting of the Planning Committee held on 3 May 2018:** There were no matters arising.

**P18/007. Adjournment for questions from the public:** There being no members of the public present the Committee was not required to adjourn the meeting in accordance with Clause 1 (d) of Standing Orders.

**P18/008. Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P17/048:** (The decisions of the Chairman and Vice-Chairman are reported to the meeting.)

**P18/008.1. Ladymead, Albourne Road, Hurstpierpoint (DM/18/1774)** Western Red Cedar – fell two tree trunks.  
**RECOMMENDATION: Permission is granted.**

**P18/008.2. 162 Cuckfield Road, Hurstpierpoint, BN6 9SD (DM/18/1797)** to construct a single storey rear extension to form a new bedroom with ensuite bathroom, as well as to provide a rear level access platform with ramp to the new extension and main house. The new extension footprint is to include the existing shed, which is to be removed. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

**RECOMMENDATION: No recommendation.**

**P18/008.3. 31 Orchard Way, Hurstpierpoint, BN6 9UB (DM/18/1861)** proposed loft conversion including the construction of a rear dormer. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

**RECOMMENDATION: No recommendation.**

**P18/008.4. 11 Brown Twins Road, Hurstpierpoint, BN6 9XT (DM/18/1916)** Beech – remove two lowest branches closest to the property roof. Yew – remove small, low rubbing branch and crown reduce by 1m. Horse Chestnut – reduce branch closest to roof back to first fork.

**RECOMMENDATION: Permission is granted.**

**P18/008.5. The Spinney, 59 Wickham Hill, Hurstpierpoint, BN6 9NR (DM/18/1925)** single storey rear extension with partial balcony over. Removal of chimney and addition of roof light.

**RECOMMENDATION: Permission is granted.**

**P18/009. Planning applications - Committee decision:** The Committee was asked consider the following and make RECOMMENDATIONS to the Planning Authority:

**P18/009.1. Buff Cottage, Reeds Lane, Sayers Common, BN6 9JG (DM/18/1193)** improvement and enlargement of single storey bungalow with loft conversion. Proposed garage conversion to a first floor office and workshop/storage. New front porch.

**RECOMMENDATION: Permission is granted.**

**P18/009.2. Northbrooks, Danworth Lane, Hurstpierpoint, BN6 9LW (DM/18/1576)** proposed change of use of agricultural buildings to two dwelling houses and for associated operational development.

**RECOMMENDATION: Refusal – unsustainable development. Contrary to the following**

**Neighbourhood Plan Policies:**

**HurstC1 – Conserving and enhancing character**

**HurstC3 – Local gaps and preventing Coalescence**

**Countryside Aim 1 Quiet Lanes.**

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**P18/009.3. Little Park, Trinity Road, Hurstpierpoint, BN6 9UY (DM/18/1594)** demolition of existing detached garage building, construction of a single-storey extension to form an annexe with the formation of a glazed link to the main house, and associated hard and soft landscaping works.

**RECOMMENDATION: Permission is granted, subject to the Conservation Officers Review.**

**P18/009.4. Little Park, Trinity Road, Hurstpierpoint, BN6 9UY (DM/18/1597)** demolition of existing detached garage building, construction of a single-storey extension to form an annexe with the formation of a glazed link to the main house, and associated hard and soft landscaping works.

**RECOMMENDATION: Permission is granted, subject to the Conservation Officers Review.**

**P18/009.5. Avtrade Global Headquarters, Reeds Lane, Sayers Common, BN6 9JQ (DM/18/1616)** new mezzanine office accommodation with existing warehouse, with associated welfare facilities, and additional car parking with extended and modified state road previously approved under 12/03058/FUL.

**RECOMMENDATION: Permission is granted.**

**P18/009.6. 8 St Christophers Road, Hurstpierpoint, BN6 9UX (DM/18/1803)** two storey side and single storey rear extensions to existing dwelling house and associated external works.

**RECOMMENDATION: Permission is granted. The Committee noted that no objections had been raised to date and the absence of any comments from neighbours.**

**P18/009.7. Danny House, New Way Lane, Hurstpierpoint, BN6 9BB (LI/18/0569)** New premises licence.

**RECOMMENDATION: Permission is granted.**

**P18/010. MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)

**P18/010.1. Granted:** the Committee noted permissions granted by MSDC:

(a) Danworth Farm, Cuckfield Road, Hurstpierpoint (DM/17/3777) demolition of existing barn building. Construction of new detached building to provide 4 no. B1 office units. Conversion of part of existing detached storage barn to create 3 no. B1 office units. Associated hard and soft landscaping works, to include provision of additional parking spaces and widening of existing main entrance drive.

(b) 156 Western Road, Hurstpierpoint (DM/18/1357) Beech tree reduce crown by 2 metres. Bay tree crown reduction by up to 2-3 metres and thin by 20%.

(c) The Barn, Malthouse Lane, Hurstpierpoint (DM/18/1344) proposed to vary condition no. 8 of application DM/17/1750 to amend the approved plans to allow re-siting of the building and a new utility room.

(d) The Old Bakery, 44 Western Road, Hurstpierpoint (DM/18/1497) erection of a single storey rear extension extending beyond the rear wall of the original house by 3.2 metres, to a maximum height of 3.2 metres, and the height of the eaves to 2.4 metres.

(e) 13 Wilderness Road, Hurstpierpoint (DM/18/1298) propose to remove the existing sun room and erect single storey side and rear extensions. New 4.5m hardstand to front area.

(f) 18 The Grange, Hurstpierpoint (DM/18/1404) pitched dormers, rear facing bi-folding doors, new rear window and internal reconfiguration.

HP&SCPC RECOMMENDATION: Refusal – over development of the site. This application will make the property 3 storeys high, with the addition of several pitched dormers. The original development agreement was to allow 2.5 storey high properties, with roof lights.

(g) 4 Ribbetts Cottages, High Street, Hurstpierpoint (DM/18/1359) (T1) Sweet Chestnut – fell. (T2) Holly tree – fell.

(h) 69 Cuckfield Road, Hurstpierpoint (DM/18/0957) proposed loft conversion incorporating hip to gable and full width rear loft dormer.

(i) Emmanuel House, 68 Wickham Hill, Hurstpierpoint (DM/18/1278) demolish a section of the existing front boundary wall, form a new vehicular crossover and access drive to Wickham Hill and close up the existing access with a 1.8m close board fence.

(j) Hampers Deli, 117 High Street, Hurstpierpoint (DM/18/1160) proposed removal of existing window and insertion of new door to side elevation. Internal alterations to include reconfiguration of staircase and insertion of internal partition wall to provide separation between the existing delicatessen and existing first floor flat.

**P18/010.2. Refused:** the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted). No notifications received.

**P18/010.3. Withdrawn:** The Committee noted withdrawn applications: No notifications received.

**P18/010.4 Appeals:** the Committee noted planning appeals:

(a) APPEAL DECISION: Hurst Wickham Barn, College Lane, Hurstpierpoint, BN6 9AD (DM/17/0992) 10 new build dwelling/houses with associated gardens and parking, served by a new access road onto College Lane – APPEAL DISMISSED.

(b) APPEAL DECISION: Hurst Wickham Barn, College Lane, Hurstpierpoint, BN6 9AD (DM/17/4601) erection of 6 no. new build dwelling/houses (c3) and associated works – APPEAL DISMISSED.