

MINUTES of the meeting of the **Planning Committee** on Thursday 29th November 2018 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present

Martin Machan (Chairman)
Tony Lank
Peter Griffiths
Malcolm Llewellyn
John Lowman

Rodney Jackson
Allan Brown
Stephen Hand
David Evans
Bob Sampson
Julia Shorrocks

Also Present:

Stephen Hoyles Clerk to the Council
Helen Valler ASSISTANT CLERK
3 members of the public

P18/065. Apologies for Absence and Declarations of Interest: The following apologies for absence were received prior to the meeting and accepted: Rosemary Burns. The following member declared a personal interest: Peter Griffiths DM/18/4419 East Lodge Farm Malthouse Lane, Hurstpierpoint, Hassocks, BN6 9LA

P18/066. Minutes of the Planning Committee meeting held on 1 November 2018: The minutes were received and accepted by the Committee and signed by the Chairman.

RESOLVED: The Minutes of the meeting of 1 November 2018 are adopted.

P18/067. Matters arising from the Meeting of the Planning Committee held on 1 November 2018: There were no matters arising.

P18/068. 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.

P18/069 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.)

P18/069.1 166 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/18/4328. Oak Tree (T1) Reduce crown by 2 metres.

Recommendation: Permission is granted

P18/069.2 St Georges House Hassocks Road Hurstpierpoint West Sussex BN6 9QH. DM/18/4333. T1 Cherry - reduce crown by 1.5 metres, T2 Cypress - fell, T3 Silver Birch - reduce crown by 1.5 metres.

Recommendation: Permission is granted

P18/069.3 168 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TE. DM/18/4430. Lime (T1) - reduce overall crown by 2m. Beech (T2) - reduce overall crown by 1.5m

Recommendation: Permission is granted

P18/069.4 80 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9RZ. DM/18/4442. Remove existing conservatory and replace with a new one of different size and shape. 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.

No comment made

P18/069.5 Heath Close Sayers Common Hassocks West Sussex BN6 9XL. DM/18/4548. Proposed conversion of roof space above garage to create additional bedroom with 2 Velux windows

Recommendation: Permission is granted

P18/69.6 93A High Street Hurstpierpoint Hassocks West Sussex BN6 9RE. DM/18/4665. T1 Willow - Thin crown by 30% and reduce spread towards the house.

Recommendation: Permission is granted

P18/070 Planning applications - Committee decision: The Committee was asked consider the following and make RECOMMENDATIONS to the Planning Authority:

P18/070.1 Naldretts Farm Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

DM/18/1860 Change of use of grazing land to a polo pitch with associated works including the formation of a new lagoon, landscaping, and vehicular access via Northend Lane (Amended plans and information submitted on 2 August 2018) (Amended plans and information submitted on 11 October 2018)

Recommendation: Refusal – concern over increased traffic to the site, contrary to the Neighbourhood Plan Policy regarding Quiet Lanes.

Restricted access makes the site totally unsuitable for the ‘world class events’ as stated in the application. Concern there is contradictory statements regarding private or public use of the site.

Implications of A2300 dualing need to be considered.

Additional traffic during events via a narrow lane with no allowance for passing vehicles. In addition the safety aspect of HGV’s turning into/from Cuckfield Road at the junctions with Pomper Lane and Mill Lane.

P18/070.2 Kingsland Laines Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG.

DM/18/4331. Variation of Condition 6 to revise the layout drawing (ref: 55027-107C) and Removal of Condition 17 of planning permission 12/01540/OUT

Recommendation: Refusal – DP28 Accessibility. Access to village & sustainability.

P18/070.3 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

Recommendation: Permission is granted - subject to no further development of the site and no illuminated signs on the road. Oak trees should be made subject to TPO’s

P18/070.4 Valley Farm Reeds Lane Sayers Common West Sussex BN6 9JQ. DM/18/4428. Proposed new B1 light industrial unit to the North of existing Unit 4. Demolish existing unit 4 once new completed.

Recommendation: Permission is granted

P18/070.5 70 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AH. DM/18/4536. Proposed front dormer and two and single storey rear extension. Conversion of existing garage to home massage room, incorporating bay window. Alteration to existing grass bank to retain vehicular access and 1 no. off street parking bay.

Recommendation: Permission is granted

P18/070.6 Land South Of A2300 Burgess Hill West Sussex. DM/18/4588. Application for approval of reserved matters of landscape, appearance, layout and scale pursuant to outline permission 13/01618/OUT for the erection of 1 industrial unit of 4,479 sq m (GIA) for B1c, B2 and B8 employment uses with gatehouse, ancillary office, car parking, service yard areas, landscaping and enabling works.

Recommendation: Permission is granted subject to:

Continued compliance with Masterplan.

HGV’s to enter/exit the site from north only

Electric vehicle charging points installed

Trees to hide warehouses from South Downs National Park.

P18/070.7 12 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AG. DM/18/4472. Proposed link between main house and existing garage/utility room, extension to garage/utility room to form pool house and retrospective works to form front boundary fence. 3 members of the public present, applicant spoke in support, one neighbour spoke in objection.

Recommendation: Refusal – Fence out of keeping with street scene, view from conservation area. DP26. Proposed work to main house & garage/utility – lack of information regarding height/mass.

P18/070.8 Danworth Farm Cuckfield Road Hurstpierpoint West Sussex BN6 9GL. DM/18/4324. Variation of Condition 12 of planning permission DM/18/2249 - to vary the approved plans listed on decision DM/17/3777 to allow for elevational changes

Recommendation: Permission is granted

P18.70.9 The New Inn 76 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/18/4579.

Proposed removal of section of timber shelving and cupboard to rear of the bar counter. Construction and installation of new timber 'island' unit. Removal of short section of dwarf-height single skin modern brickwork infill wall internally to provide better access.

Recommendation: Permission is granted

P18/70.10 Ground Floor Flat 38 High Street Hurstpierpoint Hassocks West Sussex BN6 9RG.

DM/18/4336. Proposed rear dormer, new french doors and ground floor rear elevation changes, and conversion of kitchen into office.

Recommendation: Permission is granted

P18/70.11 15 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/18/4614 and DM/18/4611.

Proposed enlargement of window to kitchen rear addition.

Recommendation: Permission is granted

P18/70.12 York Cottage London Road Sayers Common Hassocks West Sussex BN6 9HY. DM/18/4327.

Demolition of existing conservatory and part of existing semi-detached outbuilding. Construction of single-storey rear, front and side extensions with associated hard and soft landscaping works (adjustments to the design approved under reference DM/17/1891).

Recommendation: Refusal – Out of scale, poor design. Contrary to Local Plan policies H3 (d) and H9 (a) and (b).

P18/071 MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P18/071.1 Granted: the Committee noted permissions granted by MSDC:

- (a) 18 Layton Fields Close Hurstpierpoint Hassocks West Sussex BN6 9YH. DM/18/3573. Retrospective permission for the erection of a summerhouse.
- (b) 110 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX. DM/18/3645. Change of Use from A1 to sui generis, to run a small nail and beauty salon with retail area.
- (c) 6 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AG. DM/18/4023. Single storey rear extension
- (d) 3 Wickham Drive Hurstpierpoint Hassocks West Sussex BN6 9AP. DM/18/3907. Proposed front porch and utility extension, second floor room layout alterations, chimney removal and new roof window to front elevation.
- (e) 5 High Street Hurstpierpoint Hassocks West Sussex BN6 9TT. DM/18/4192. (T1) Conifer - trim and reshape by 0.5m. (T2) Holly - reduce by 1m to cutback overhang to neighbouring property. (T3) Bay - reduce by 1m to cutback overhang to neighbouring property. (T4) Magnolia - reduce and reshape by 0.5m to clear overhang to neighbouring property. (G1) Mixed - cut back overhang to the parking area (owned by number 5) by 1m to clear neighbouring property.
- (f) 33 Manor Gardens Hurstpierpoint Hassocks West Sussex BN6 9UG. DM/18/4028. Garden building, to be used as art studio (2.4 X 3.6m), to rear of property.
- (g). Home Cottage 4 High Street Hurstpierpoint Hassocks West Sussex BN6 9TY. DM/18/4045. Rear single storey extension.
- (h) Land South Of A2300 Burgess Hill West Sussex. DM/18/4284. Proposed non-material amendment to drawing D.0313_10 L of DM/16/5637 relating to the site layout plan and landscaping to the Northern boundary.
- i) Hampton Lodge 2 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QN. DM/18/3997 and DM/18/3999. Internal refurbishment and minor reconfiguration to the main house. Replumbing and part rewiring.
- j) Vine House 5 Hassocks Road Hurstpierpoint Hassocks West Sussex BN6 9QH. DM/18/4037. Proposed internal alterations, new replacement bay windows and new French doors.

P18/071.2 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/18/3875. Application for determination as to whether prior approval is required for the change of use from agricultural barn to a single unit 2-bed dwelling house (Use Class C3) and associated building operations under Class Q(b) (amended description 9/10/2018).

P18/071.3 Withdrawn: The Committee noted withdrawn applications:

No notifications received

P18/071.4 Appeals: the Committee noted planning appeals:

- a) Hurst Wickham Barn College Lane Hurstpierpoint Hassocks. AP/18/0004. 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) Hurst Wickham Barn College Lane Hurstpierpoint Hassocks. AP/18/0010. Erection of 6 no. new build dwelling houses (C3) and associated works

There being no other business the meeting closed at 9.10pm

Chairman
