

MINUTES of the meeting of the **Planning Committee** on Thursday 3 August 2017 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present:

Martin Machan – Chairman
Rosemary Burns
Rodney Jackson
Tony Lank

Malcolm Llewellyn
Bob Sampson
Steve Whitehead
Allan Brown
David Evans

Also Present:

Charlotte Kempson – Assistant Clerk
3 members of the public

P17/019. Apologies for Absence and Declarations of Interest: The following apologies for absence were received before the meeting and accepted: Julia Shorrocks, John Lowman and Stephen Hand. The following members declared a personal interest: Martin Machan and Tony Lank (item P17/024.5. Hurstpierpoint Bowling Club Pavilion, South Avenue, Hurstpierpoint, BN6 9QB (DM/17/2644)). Allan Brown (item P17/024.9. Hurstpierpoint College, Chalkers Lane, Hurstpierpoint, BN6 9JS (DM/17/2727)). Rodney Jackson (item P17/024.11 Land at Little Park Farm, Hurstpierpoint (DM/17/2798)).

P17/020. Minutes of the Planning Committee meeting held on 6 July 2017: The minutes were received and accepted by the Committee and signed by the Chairman.

P17/021. Matters arising from the Meeting of the Planning Committee held on 6 July 2017: There were no matters arising.

P17/022. 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.

P17/023. 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:

P17/023.1. Pigwidgeon Cottage, Albourne Road, Hurstpierpoint, BN6 9ET (DM/17/2961) Holly (T1) – reduce by 2m. Magnolia (T2) – reduce by 2m. Beech (T3 and T4) – reduce by 3m.

RECOMMENDATION: Permission is granted.

P17/023.2. 58 Nursery Close, Hurstpierpoint, BN6 9WA (DM/17/2696) proposed single storey rear extension.

RECOMMENDATION: Permission is granted.

P17/023.3. Southmead, South Avenue, Hurstpierpoint, BN6 9QB (DM/17/2697) replacement garage/hobby room as approved under DM/17/0036, but with additional small escape window as required by Building Control.

RECOMMENDATION: Permission is granted.

P17/023.4. 10 Manor Gardens, Hurstpierpoint, BN6 9UG (DM/17/2715) demolish existing conservatory and erection of a single storey rear extension.

RECOMMENDATION: Permission is granted.

P17/023.5. Hampton Lodge, 2 Hassocks Road, Hurstpierpoint, BN6 9QN (DM/17/2963) Conifer hedge (T1) – first 17 and last 14 trunks – reduce by up to 50% in height. Conifer hedge (T2) – remove 8 trunks to ground level. Conifer hedge (T3) – reduce by up to 50%. Cedar (T4) – remove crossing rubbing branches; remove back only select branches which protrude beyond the rest of the canopy. Yew (T5) – reduce house side by up to 2 metres and reduce height to just below gutter height. Also remove second Yew from the right.

RECOMMENDATION: Permission is granted.

P17/024. Planning applications - Committee decision: The Committee was asked to consider the following and make RECOMMENDATIONS to the Planning authority:

P17/024.1. Hurst Wickham Barn, College Lane, Hurstpierpoint, BN6 9AD (DM/17/0992) erection of ten new build dwelling houses with associate 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. Three members of the public spoke in opposition to the proposed development. Concerns were expressed over the insufficient Road Safety Audit, scale and design, lack of parking, inadequate access, building within the Local Gap and Coalescence.

RECOMMENDATION: Refusal – The Road Safety Audit relates to the previous scheme submitted. It was considered to be insufficient and failed to pick up on a number of points among which, increase in traffic flow, insufficient parking and inadequate access for larger

vehicles. Unsustainable. The site is within the countryside and the local gap and it is contrary to the following Neighbourhood Plan Policies:-

Hurst C1 – conserving and enhancing character.

Hurst C3 – Local Gaps and preventing Coalescence

Hurst C4 – Conservation Area

Hurst H1 – Hurstpierpoint and Sayers Common new housing development

Hurst H5 – Development principles

P17/024.2. 88 Wickham Hill, Hurstpierpoint, BN6 9NR (DM/17/1791) single storey rear/side extension including alterations to front gate and boundary wall. Amended plans received 12.07.2017 showing alteration to the rear elevation of extension to include set of bi-fold doors and addition of new terrace to rear with swimming pool.

RECOMMENDATION: Permission is granted.

P17/024.3. Co Op Welcome, 95 High Street, Hurstpierpoint, BN6 9RE (DM/17/2931) installation of new plant area in the rear yard of property.

RECOMMENDATION: Permission is granted.

P17/024.4. White Oaks, Sayers Common, BN6 9HT (DM/17/2640) proposed new chalet bungalow and garage.

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.

P17/024.5. Hurstpierpoint Bowling Club Pavilion, South Avenue, Hurstpierpoint, BN6 9QB (DM/17/2644) single storey pitched roof extension to east elevation to existing clubhouse. Re-siting of groundsman storage unit or similar structure to west end of clubhouse.

RECOMMENDATION: Permission is granted.

P17/024.6. 5 St Lawrence Way, Hurstpierpoint, BN6 9SH (DM/17/2667) rear extension and extension to roof and dormer windows.

RECOMMENDATION: Permission is granted.

P17/024.7. 38 Western Road, Hurstpierpoint, BN6 9TA (DM/17/2750) proposed room in the roof with dormer to the rear, roof lights and chimney to the front roof elevation.

RECOMMENDATION: No comment.

P17/024.8. Top flat, 8 High Street, Hurstpierpoint, BN6 9TY (DM/17/2610) rear dormers and front roof lights to accommodate additional residential unit.

RECOMMENDATION: Permission is granted.

P17/024.9. Hurstpierpoint College, Chalkers Lane, Hurstpierpoint, BN6 9JS (DM/17/2727) remove existing roof to outdoor education building and replace with composite roof panels incorporating 8 no. roof lights.

RECOMMENDATION: Permission is granted.

P17/024.10. Hurstpierpoint Cricket Club, Fairfield Recreation Ground, Cuckfield Road, Hurstpierpoint, BN6 9SD (DM/17/2920) proposed installation of one artificial wicket to replace one grass wicket.

RECOMMENDATION: Permission is granted.

P17/024.11. Land at Little Park Farm, Hurstpierpoint (DM/17/2798) (T13) Oak – fell. A discussion took place and the committee noted a report from the tree consultant regarding the state of the tree. It was felt, due to safety reasons the tree should be felled, but another Oak tree be planted in its place with adequate protection.

RECOMMENDATION: Permission is granted with a condition that another semi mature Oak tree is planted in a suitable location and is protected.

P17/025. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P17/025.1. Granted: the Committee noted permissions granted by MSDC:

(a) 95 and 97 High Street, Hurstpierpoint (DM/17/2213) replacement of eight windows at ground floor level following significant fire damage. Like for like replacement aside from the use of double rather single glazed window panes.

(b) Clifford House, 5 High Street, Hurstpierpoint (DM/17/2235) replacement boundary wall to front elevation with low masonry wall, painted metal railings fixed between rendered and painted masonry piers. Replacement path to front door and patio to rear. Existing concrete patio and path surface replaced with limestone tiles.

(c) The Barn, Malthouse Lane, Hurstpierpoint (DM/17/1750) demolition of existing dwelling and replacement with a new two storey dwelling. Additional information received 22/05/2017.

(d) South Lodge, South Avenue, Hurstpierpoint (DM/17/2266) proposed two storey rear extension with Juliette balcony. New porch to front elevation. Proposed 1 no. dormer to front elevation and 2 no. dormers to side elevation to replace existing roof lights. Blocking up existing window and door to side elevation (amendment to approval reference DM/16/346).

(e) 68 Nursery Close, Hurstpierpoint (DM/17/2392) pitched roof two storey side extension and single storey rear extension to existing detached house.

(f) 42 The Grange, Hurstpierpoint (DM/17/2032) single storey side/rear extension.

(g) 25 Nursery Close, Hurstpierpoint (DM/17/1465) proposed single storey rear extension and conversion of existing garage into playroom/storage.

(h) Furlong House, Pitt Lane, Hurstpierpoint (DM/16/3286) the erection of a single detached dwelling together with driveway and associated hard and soft landscaping works. (Amended plans and tree report 25th May 2017).

HP&SCPC RECOMMENDATION: The Parish Council were unable to comment as the application had already been granted. Previous recommendation: Refused: contrary to Neighbourhood Plan Policy HurstC4 – Conservation Area; inadequate provision for construction access; unneighbourly development in relation to adjacent dwelling.

(i) 1 and 2 Cobbs Cottages, Twineham Lane, Albourne (DM/17/1767) conversion of pair of dwellings to single private dwelling, single storey rear addition, first floor addition and infill at ground floor.

(j) 41 Hassocks Road, Hurstpierpoint (DM/17/1883) rear first floor addition, single storey side addition, loft conversion including dormers to front and rear elevations.

HP&SCPC RECOMMENDATION: Refusal. The front dormers are out of scale and contrary to the Local Plan Policy H9 (a).

(k) Marton, Wickham Hill, Hurstpierpoint (DM/17/1802) demolition of an existing single storey rear conservatory, constructing in its place a two storey extension, extension to existing roof to form gable, erection of porch, removal of bay window and application of render to walls. Revised application to DM/16/4704 to include two new dormers and revised the materials used.

(l) 143 College Lane, Hurstpierpoint (DM/17/2365) erection of a single storey rear extension with pitched roof canopy, extending beyond the rear wall of the original house by 4.5m, to a maximum height of 3.86m and the height of the eaves to 3.10m.

(m) Pakyns Farm, Bullfinch Lane, Hurstpierpoint (DM/17/2101) retrospective planning application for a single storey rear extension built without complying with the requirements of a condition 5 of planning permission HP/06/00869/FUL which removed planning development rights.

HP&SCPC RECOMMENDATION: Refusal: The intentions of the original permission remain valid.

(n) The Bothy, Oaklands Park Farm North, High Hatch Lane, Hurstpierpoint (DM/17/2263) formation of roof dormer window unit to east facing roof slope, to increase floor space for storage purposes and the extension of the existing flue. (Revised description 25/07). HP&SCPC RECOMMENDATION: No comment.

(o) 21 Cuckfield Road, Hurstpierpoint (DM/17/2398) (T1) Norway Spruce – fell. (T2) Fig – reduce crown by 1.5m.

(p) Former Randolphins Pumping Station, Brighton Road, Hurstpierpoint, BN6 9EF (SDNP/17/01817/CND) removal of condition 11 and variation of condition 12 of planning consent 08/00982/FUL.

P17/025.2. Refused: the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted). No notifications received.

P17/025.3. Withdrawn: the Committee noted withdrawn applications:

(a) Applegarth, Halton Shaws, Hurstpierpoint (DM/17/0810)

(b) 45 High Street, Hurstpierpoint (DM/17/2072)

There being no other business the meeting closed at 8.54 pm

Chairman
