MINUTES of the meeting of the **Planning Committee** on Thursday 3 March 2016 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present:

Judith Marsh - Chairman
Allan Brown
David Evans
Rodney Jackson
Tony Lank
John Lowman
Martin Machan
Bob Sampson
Julia Shorrocks
Matthew Stokes

Also Present:

Charlotte Kempson – Assistant Clerk

P15/092. Apologies for Absence and Declarations of Interest: The following apologies for absence were received prior to the meeting and accepted: Rosemary Burns, Stephen Hand and Steve Whitehead.
Bob Sampson declared a personal interest in item P15/097.4. Duke of York, London Road, Sayers Common, BN6 9HY (DM/16/0138).

P15/093. Minutes of the Planning Committee meeting held on 4 February 2016: The Committee received and accepted the minutes which were then signed by the Chairman.

P15/094. Matters arising from the Meeting of the Planning and Environment Committee held on 4 February 2016: There were no matters arising.

P15/095. Adjournment for questions from the public: There being no members of the pubic present the Committee was not required to adjourn the Meeting in accordance with Clause 1(d) of Standing Orders.

P15/096. Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P15/036: The Committee noted the following:

P15/096.1. Washbrooks Family Farm, Brighton Road, Hurstpierpoint, BN6 9EF (DM/16/0154)
Retrospective application for the erection of a deer shed.
RECOMMENDATION: Permission is granted.

P15/096.2. 56 College Lane, Hurstpierpoint, BN6 9AH (DM/16/0376) Damson (T1) – Fell.
RECOMMENDATION: Permission is granted.

P15/096.3. Kent Lodge, Hassocks Road, Hurstpierpoint, BN6 9QH (DM/16/0393) (T1) Holly – reduce by 2 metres to stand at a completed height of 2 metres (T2) – Pear – remove completely (T3) Willow – crown reduction of 3 metres (T4) Eucalyptus – crown reduction by 2 metres.
RECOMMENDATION: Permission had already been granted by MSDC.

P15/096.4. 19 Hassocks Road, Hurstpierpoint, BN6 9QH (DM/16/4382) Re modelling and enlargement of cellar. New light wells to front elevation.
RECOMMENDATION: Permission is granted.

P15/096.5. 74 College Lane, Hurstpierpoint, BN6 9AH (DM/16/0535) Mountain Ash (T1) – Fell.
RECOMMENDATION: Permission had already been granted by MSDC.

P15/096.6. 9 Brown Twins Road, Hurstpierpoint, BN6 9AH (DM/16/0691) Oak (T1) reduce and reshape crown by up to 2.5m.
RECOMMENDATION: Permission is granted.

P15/097. Planning applications - Committee decision: The Committee was asked to consider the following and make RECOMMENDATIONS to the Planning authority:
P15/097.1. 118 Cuckfield Road, Hurstpierpoint, BN6 9RZ (DM/16/0422) Widen cross over by approximately 300mm on one side and 600mm on the other, as well as create a wider bell mouth at the kerb line.
RECOMMENDATION: Permission is granted. Supporting the advice of WSCC regarding the bellmouth.

P15/097.2. 18 Spinney Close, Hurstpierpoint, BN6 9AS (DM/16/0350) Single storey front and rear extensions. Loft conversion with hip to gable roof extensions and dormer window. New roof over existing garage.
RECOMMENDATION: Permission is granted.

P15/097.3. 173 and 175 High Street, Hurstpierpoint, BN6 9PU (DM/15/4805) Remove and replace chimney with stock brickwork as original.

RECOMMENDATION: Permissions is granted.

P15/097.4. Duke of York, London Road, Sayers Common, BN6 9HY (DM/16/0138) Proposed extension and alterations to pub to form new kitchen area and managers flat and erection of 4 dwellings on part of existing car park. New parking area lay out and landscaping.

RECOMMENDATION: Refusal. The design is out of character with the surrounding area, over development of the site and the numbers of parking spaces are insufficient.
It is contrary to the following Neighbourhood Plan Policies –
HurstC1 Conserving and enhancing character.
HurstH1 (a) Enhance the existing Settlement Pattern of the village.
HurstH1 (c) Sayers Common can enhance flood and drainage management in the village.
HurstH3 Sayers Common housing sites.

P15/097.5. The Old Farmhouse, Hassocks Road, Hurstpierpoint, BN6 9QW (DM/16/0194) Conversion of existing outbuilding into habitable accommodation with associated fenestration alterations. Construction of a single storey link extension between the outbuilding and the existing house. Fenestration changes to existing house to include new door to the North West elevation, widening of doors to the South West elevation and new windows to the South West elevation at second floor level. Internal alterations throughout the ground, first and second floor levels.

RECOMMENDATION: Permission is granted.

P15/097.6. Hornsdene Farm, Pookbourne Lane, Sayers Common, BN6 9HD (DM/16/0714) Application for determination as to whether prior approval is required for the change of use of 2 agricultural buildings to become 2 no. independent residential units. This application does include building operations necessary to convert the buildings to residential use.

RECOMMENDATION: A Full Planning Application is required although the committee would recommend refusal as the application would be contrary to Neighbourhood Plan Policies:-
HurstC1 Conserving and enhancing character.
HurstC3 Local Gaps and Preventing Coalescence.
Countryside Aim 1 Quiet Lanes.

P15/097.7. Windmill Nursery, High Hatch Lane, Hurstpierpoint, BN6 9LH (DM/16/0753) Application for determination as to whether prior approval is required for the change of use of an agricultural building to become a residential dwelling (C3 use class), to provide separate, independent accommodation for elderly relatives.

RECOMMENDATION: A Full Planning Application is required although the committee would recommend refusal as the application would be contrary to Neighbourhood Plan Policies:-
HurstC1 Conserving and enhancing character.
HurstC3 Local Gaps and Preventing Coalescence.
Countryside Aim 1 Quiet Lanes.

P15/098. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P15/098.1. Granted: The Committee noted permissions granted by MSDC:

(a) 15 Fairfield Crescent, Hurstpierpoint (DM/15/4924) Demolish existing garage. Single storey front extension with internal garage.
(b) 31 The Grange, Hurstpierpoint (DM/15/4960) Single storey rear extension.
(c) Ashurst, Abberton Field, Hurstpierpoint (DM/16/0035) Plum tree – remove limb overhanging garage in garden to Whistlers, Abberton Field, Hurstpierpoint.
(d) 1 The Acorns, Sayers Common (DM/15/4820) Single storey rear extension, two storey side extension and porch.
(e) Unit 5 and site north of unit 7, Valley Farm, Reeds Lane, Sayers Common (DM/15/4629) Proposed new light industrial unit followed by demolition of existing light industrial unit. Amended address and description 11/12/2015.
(f) 6 Marchants Road, Hurstpierpoint (DM/15/4991) Erection of white PVCU framed conservatory to rear.
(g) 12 Kemps, Hurstpierpoint (DM/15/5089) Single storey side extension.
(h) 121 Western Road, Hurstpierpoint (DM/16/0231) Hawthorn (T1 and T2) reduce by 1.5m. Prunus (T3 and T4) reduce by 1.5m. Holly (T5 and T6) reduce by 1.5m.
(i) Land to the front of St Lawrence Church of England School, Trinity Road, Hurstpierpoint (DM/16/0170) T1 – Mature horse chestnut – fell to ground level, grind stump and remove all and replant.
(j) Stables Annexe, Turrets, Malthouse Lane (DM/15/3644) Unilateral undertaking dated 26th November 2009 relating to Turrets, Malthouse Lane, Hurstpierpoint, is hereby discharged.

P15/098.2. Refused: The Committee noted refusals by MSDC:

(a) Former Geers Nursery, Albert Silsby Place, Hurstpierpoint (DM/16/0284) Non material amendment to application DM/15/1799. Addition of roof lights to barns 1 and 2.

P15/098.3. Appeals: The Committee noted the lodging and results of appeals:
Appeal Result: 156 Western Road, Hurstpierpoint, BN6 9TD (DM/15/1861) two storey rear and side extensions.
Appeal Dismissed *(Ref: Planning Inspectorate letter 5 February 2016 APP/D3830/D/15/3135196)*
Appeal Result: Pakyns Garden Cottage, Albourne Road, Hurstpierpoint, BN6 9ET (14/03414/FUL) The erection of 12 dwellings comprising 1x5 bed, 7x4 bed, 2x3 and 2x2 bed (flats over garage) together with associated access and parking.
Appeal Dismissed *(Ref: Planning inspectorate letter 10 February 2016 APP/D3830/W/15/3131527)*
Appeal Result: Land at Kingsland Laines, Reeds Lane/London Road, Sayers Common (12/01540/OUT) Outline planning permission for 120 dwellings, community facility/office space, care home and retails units with primary access of the B2118 (London Road).
Appeal Dismissed *(Ref: Planning Inspectorate letter 10 February 2016 APP/D3830/A/12/2189451)*

P15/099. Information Items: The Committee noted the following and comment were required.
P15/099.1. Historic England – map search: The Committee was asked to note that a map search facility is available for listed and other historic buildings and site: Web link: https://historicengland.org.uk/listing/the-list/map-search?clearresults=True

P15/099.2. Planning Guidance for Neighbourhood Plans: *(Ref: MSDC Email 18 February 2016)* A discussion took place and the Committee agreed, that a meeting should be held with Claire Tester at MSDC to discuss the Planning Guidance.

P15/099.3. Worth Parish Council: The Parish Council had planning permission granted by MDSC, contrary to the made Neighbourhood Plan, and is considering asking the Secretary of State (DCLG) to recover the application. The committee was asked to consider its response. *(Ref: Worth PC letter 17 February 2016)*
A discussion took place and the Committee agreed in principal to supporting Worth Parish Council although it was felt that more information is required with regards to the legal position.

There being no other business the meeting closed at 9.23 pm Chairman