MINUTES of the meeting of the **Planning Committee** on Thursday 3 May 2018 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present

Martin Machan – Chairman
David Evans
Allan Brown
Bob Sampson
Malcolm Llewellyn
Rodney Jackson
Julia Shorrocks
Steve Whitehead
Peter Griffiths

Also Present:
Charlotte Kempson ASSISTANT CLERK

P17/103. Apologies for Absence and Declarations of Interest: The following apologies for absence were received prior to the meeting and accepted: Rosemary Burns, Tony Lank and John Lowman.
The following members declared a personal interest: Peter Griffiths (P17/108.1. The Barn, Malthouse Lane, Hurstpierpoint, BN6 9LA (DM/18/1344)). Martin Machan (P17/108.3. Hampers Deli, 117 High Street, Hurstpierpoint, BN6 9PU (DM/18/1160)). Tony Lank was not present at the meeting, but declared a personal interest in (P17/107.7. 25 Highfield Drive, Hurstpierpoint, BN6 9AU (DM/18/1390)) due to the item being delegated.

P17/104. Minutes of the Planning Committee meeting held on 5 April 2018: The minutes were received and accepted by the Committee and signed by the Chairman.

P17/105. Matters arising from the Meeting of the Planning Committee held on 5 April 2018: There were no matters arising.

P17/106. 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.

P17/107. 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.)

P17/107.1. Flat 1, Halton Lodge, Halton Shaws, Hurstpierpoint, BN6 9QR (DM/18/1256) demolition of existing pre-fabricated garage and erection of new single storey side extension to existing dwelling.
RECOMMENDATION: Permission is granted.

P17/107.2. 4 Ribbetts Cottage, High Street, Hurstpierpoint, BN6 9PZ (DM/18/1359) (T1) Sweet Chestnut – fell. (T2) Holly Tree – Fell.
RECOMMENDATION: Permission is granted.

P17/107.3. Emmanuel House, 68 Wickham Hill, Hurstpierpoint, BN6 9NP (DM/18/1278) demolish section of the existing front boundary wall, form a new vehicular crossover and access drive onto Wickham Hill and close up the existing access with a 1.8m close board fence.
RECOMMENDATION: Permission is granted.

P17/107.4. 156 Western Road, Hurstpierpoint, BN6 9TD (DM/18/1357) Beech Tree reduce crown by 2 metres. Bay tree crown reduction by up to 2-3 metres and thin by 20%
RECOMMENDATION: Permission is granted.

P17/107.5. 1 Hannington Place, Hurstpierpoint, BN6 9XY (DM/18/1363) porch and single storey extension.
RECOMMENDATION: Permission is granted.

P17/107.6. The Coach House, 133A Western Road, Hurstpierpoint (DM/18/1381) retention of use of the annexe to 133 western road (The Gables) as a residential dwelling. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.
RECOMMENDATION: Permission is granted.

P17/107.7. 25 Highfield Drive, Hurstpierpoint, BN6 9AU (DM/18/1390) demolition of existing garage. Erection of single storey side extension with 1 no. roof light to side.
RECOMMENDATION: Permission is granted.

P17/107.8. 13 Hurst Gardens, Hurstpierpoint, BN6 9ST (DM/18/1456) proposed single storey rear and south west side extension (replacing existing rear extension).
RECOMMENDATION: Permission is granted.

P17/107.9. 4 Blackthorns, Hurstpierpoint, BN6 9TF (DM/18/1480) proposed rear facing conservatory. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.

RECOMMENDATION: Permission is granted.

P17/107.10. Big Edgerley Barn, College Lane, Hurstpierpoint (DM/18/1516) provision of a boiler room link extension located between the existing hovel and cart lodge.

RECOMMENDATION: Permission is granted.

P17/107.11. 5 Cherrington Close, Hurstpierpoint, BN6 9AY (DM/18/1560) single storey flat roof extension to the west elevation. Roof change over detached garage from flat roof to gabled at front and rear and pitched to side.

RECOMMENDATION: Permission is granted.

P17/107.12. 11 Iden Hurst, Hurstpierpoint, BN6 9XZ (DM/18/1635) proposed single storey front extension with porch.

RECOMMENDATION: Permission is granted.

P17/108. Planning applications - Committee decision: The Committee was asked consider the following and make RECOMMENDATIONS to the Planning Authority:

P17/108.1. The Barn, Malthouse Lane, Hurstpierpoint, BN6 9LA (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.

RECOMMENDATION: Permission is granted.

P17/108.2. 18 The Grange, Hurstpierpoint, BN6 9FD (DM/18/1404) pitched dormers, rear facing bi-fold doors, new rear window and internal reconfiguration.

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.

P17/108.3. Hampers Deli, 117 High Street, Hurstpierpoint, BN6 9PU (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. The Chairman proposed Councillor Malcolm Llewellyn chair this item in the absence of the Vice Chairman. The Committee had no objection.

RECOMMENDATION: Permission is granted.

P17/108.4. Amberley Farm, Bishopstone Lane, Ansty, RH17 5AR (DM/18/1268) full planning application for the demolition of the existing agricultural buildings and the erection of three residential dwellings (C3 use Class) and associated ancillary garages and works.

RECOMMENDATION: Refusal – contrary to Neighbourhood Plan Policies:
Hurst C1 – Conserving and enhancing character.
Hurst H6 – Housing Sites and infrastructure and environmental impact.
Countryside Aim1 – Quiet Lanes.

P17/108.5. 5 Fairfield Crescent, Hurstpierpoint, BN6 9SE (DM/18/1311) demolition of existing detached garage and construction of single storey rear and side extension, two storey rear extension, loft conversion and extension to front south elevation. New west roof slope with dormer window unit 2300mm max and roof light units. Property entry to be repositioned on east elevation.

RECOMMENDATION: Permission is granted.

P17/108.6. 13 Wilderness Road, Hurstpierpoint, BN6 9XD (DM/18/1298) propose to remove existing sun room and erect single storey side and rear extensions. New 4.5m hardstand area to front. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.

RECOMMENDATION: No Recommendation.

P17/108.7. Washbrook View, Church Fields, Hurstpierpoint, BN6 9TU (DM/18/1430) replace the existing uPVC double glazed side windows on the roof dormer with lead sheet cladding. Replace uPVC double glazed windows with timber framed double glazed sash windows on the roof dormer and first floor bedroom – under permitted development rights.

RECOMMENDATION: Permission is granted.

P17/108.8. 9 Chalkers Lane, Hurstpierpoint, BN6 9LR (DM/18/1478) two storey and single storey rear and side extension.

RECOMMENDATION: Permission is granted.

P17/108.9. Oaklands, London Road, Sayers Common, BN6 9HY (DM/18/3342) erection of 1 no. five bedroom detached dwelling with associated access (Amended description and plans received on 25 April 2018).

RECOMMENDATION: Permission is granted with the following conditions to be implemented:
Site is cleared of all contaminated land and restored.
Suitable drainage to minimise the impact of flooding.
Location of the property is suitably positioned, for minimum impact on the Ancient woodland.
Trees are protected with Tree preservation Orders.

P17/108.10. Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS (DM/18/1588) change of used of dining room and kitchen to two class rooms and subdivision of art class room to two class rooms.

RECOMMENDATION: Permission is granted.

P17/108.11. Danny House, New Way Lane, Hurstpierpoint, BN6 9BB (SDNP/18/01902/FUL) erect a greenhouse.

RECOMMENDATION: Permission is granted.

P17/108.12. Danny House, New Way Lane, Hurstpierpoint, BN6 9BB (SDNP/18/01903/LIS) erect a greenhouse.

RECOMMENDATION: Permission is granted.

P17/109. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)
P17/109.1. Granted: the Committee noted permissions granted by MSDC:
(a) 162 Cuckfield Road, Hurstpierpoint (DM/18/1221) erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, to a maximum height of 2.8m and the height of the eaves to 2.55m.
(b) North Lodge, 3 Oaklands Park, High Hatch Lane, Hurstpierpoint (DM/18/1007) extension to outbuilding.
(c) 3 Park Close, Hurstpierpoint (DM/18/0808) proposed rear/side single storey extension and garage conversion to playroom and store.
(d) 6 Furzeland Way, Sayers Common (DM/18/0826) removal of existing dormer to front, erection of redesigned dormer to front with associated roof and internal alterations.
(e) Box House Farm, Langton Lane, Hurstpierpoint (DM/18/0782) construction of single storey extension to east elevation from entrance porch/hall and shower room. Widening of existing internal door opening. Minor adjustment of existing hard and soft landscaping to suit proposed extension.
(f) Hampton Lodge, 2 Hassocks Road, Hurstpierpoint (DM/18/0999) Fell 3 x Yew tree, 66 x Cypress tree, 1 x Fruit tree and 1 x Holly tree.
HP&SCPC RECOMMENDATION: Refusal – insufficient information. Lack of a tree surgeon report and clarity as to why the trees are being felled. Tree's to be replaced with native species.
(g) 2 Well Cottages, Albourne Road, Hurstpierpoint (DM/18/1114) T1 Yew – fell.
(h) 8 Manor Gardens, Hurstpierpoint (DM/18/0735) loft conversion with dormer roof extension to the rear and Velux windows to front.
(i) 1 Pine Tree Close, Hurstpierpoint (DM/18/1403) non material amendment to application DM/17/3879 to amend the side and rear fenestration and remove the balcony.
(j) Rosemullion, West Furlong Lane, Hurstpierpoint (DM/18/0593) demolition of existing rear extension. Construction or replacement single storey extension to the rear elevation, with associated internal alterations. Replacement of existing window and doors, and demolition of porch to west facing elevation. Remodelling of existing terrace to the rear and erection of timber summer house. Provision of solar PV panels on the rear, south facing roof slope.
(k) Locks Mead, Malthouse Lane, Hurstpierpoint (DM/18/0816) proposed ground floor single storey rear extension and a first floor loft extension.

P17/109.2. Refused: the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted).
(a) 13 Wilderness Road, Hurstpierpoint (DM/17/5233) proposed sub-division, alteration and rear extension of existing 3 bed bungalow to create 2 no dwellings to include conversion of existing integral garage to habitable space and adaption of highway verge to create 1 additional parking space resulting in a total provision of 2 parking spaces (amended application to DM/17/3940). Amended plans received 19.02.2018 showing alteration to proposed access.
(b) Southdown Cottage, 145 High Street, Hurstpierpoint (DM/18/0288) retrospective application for ground and first floor extensions including addition of chimney stack, replacement brickwork wall to rear side boundary, re-rendering to front elevation along with amended soffit detail and replacement timber window to front elevation. Central roof light removed from west elevation and 2 no replacement conservation roof lights; glazed panel removed from east roof slope and 1 no replacement conservation roof light.

P17/109.3. Withdrawn: The Committee noted withdrawn applications:
(a) Gothic House, 23 Hassocks Road, Hurstpierpoint (DM/18/0803)
(b) Gothic House, 23 Hassocks Road, Hurstpierpoint (DM/18/0792)

P17/109.4 Appeals: the Committee noted planning appeals: no notifications received.

There being no other business the meeting closed at 8.50 pm Chairman