MINUTES of the meeting of the **Planning Committee** on Thursday 4th August 2016 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present:

Rosemary Burns
David Evans
Rodney Jackson
Tony Lank
Steve Whitehead
Martin Machan
Judith Marsh
Julia Shorrocks
Stephen Hand
Amanda Geel

Also Present:
Charlotte Kempson – Assistant Clerk

P16/020. Apologies for Absence and Declarations of Interest: The following apologies for absence were received before the meeting and accepted: Allan Brown and John Lowman. Martin Machan declared a personal interest in items P16/025.1. – 124 High Street, Hurstpierpoint (DM/16/1498) and item P16/025.3. – 104A High Street, Hurstpierpoint (DM/16/2645)

P16/021. Minutes of the Planning Committee meeting held on 14 July 2016: .

P16/022. Matters arising from the Meeting of the Planning Committee held on 14 July 2016: There were no matters arising**.**

P16/023. 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.

P16/024. 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 the following:

P16/024.1. Clifford Lodge, 5 High Street, Hurstpierpoint, BN6 9TT (DM/16/2707) T1 – Sycamore – crown reduce by three metres and reshape. T2 – Magnolia – crown reduce by two meters and reshape. T3 – Sycamore, as for T1. Fell holly on boundary.

RECOMMENDATION: Permission is granted.

P16/024.2. Spotted Cow Cottage, Albourne Road, Hurstpierpoint, BN6 9ET (DM/16/2755) Crab Apple (T1) remove low limb over drive and reduce crown by 1m. Ash (T2) reduce crown height and spread by 1.5-2.5m. Group of Ash and Sycamore (T3) dismantle within hedgerow and remove understory. Magnolia (T4) reduce by 1-1.5m.

RECOMMENDATION: Permission is granted.

P16/024.3. 5 Heath Close, Sayers Common, BN6 9XL (DM/16/2768) Single storey rear extension.

RECOMMENDATION: Permission is granted.

P16/024.4. 117 Western Road, Hurstpierpoint, BN6 9SY (DM/16/2881) (T1) Liquidamber – reduce crown by 2m.

RECOMMENDATION: Permission is granted.

P16/024.5. 41 Marchants Road, Hurstpierpoint, BN6 9UU (DM/16/3070) Single storey front extension attached to existing single garage. Roofing configured over existing and proposed construction.

RECOMMENDATION: Permission is granted.

P16/025. Planning applications - Committee decision: The Committee was asked to consider the following and make RECOMMENDATIONS to the Planning authority:

P16/025.1. 124 High Street, Hurstpierpoint, BN6 9PX (DM/16/1498) Notification for Prior Approval of a change of use of shops (Class A1) to a (Class A3).

RECOMMENDATION: Permission is granted.

P16/025.2. 86 Wickham Hill, Hurstpierpoint, BN6 9NR (DM/16/2584) Remodelling of existing dwelling to include: two storey side extension, lower ground, ground and first floor rear extension and two storey front extension. New detached front garage and new front boundary.

RECOMMENDATION: Permission is granted, the Committee however were concerned that the new frontage would adversely affect the street scene.

P16/025.3. 104A High Street, Hurstpierpoint, BN6 9PX (DM/16/2645) Change of use from A1 retail to C3 residential.

RECOMMENDATION: Permission is granted.

P16/025.4. Washbrooks Farm, Brighton Road, Hurstpierpoint, BN6 9EF (DM/16/2721) Agricultural barn for storage, e.g. hay/straw/machinery.

RECOMMENDATION: Permission is granted.

P16/025.5. Spotted Cow Cottage, Albourne Road, Hurstpierpoint, BN6 9ET (DM/16/2764) Alterations to fenestration and other associated internal and external works.

RECOMMENDATION: Permission is granted.

P16/025.6. Spotted Cow Cottage, Albourne Road, Hurstpierpoint, BN6 9ET (DM/16/2765) Alterations to fenestration and other associated internal and external works.

RECOMMENDATION: Permission is granted.

P16/025.7. Westfield, Malthouse Lane, Hurstpierpoint, BN6 9JX (DM/16/2835) Proposed infill rear extension and formation of first floor accommodation over existing footprint as one and a half storey extension. Removal of existing single garage and erection of new double bay open car port garage.

RECOMMENDATION: Permission is granted.

P16/025.8. Box House Farm, Langton Lane, Hurstpierpoint, BN6 9EX (DM/16/2772) Construction of a new single detached dwelling with associated hard and soft landscaping works.

RECOMMENDATION: Refusal – the size of the proposed dwelling. Contrary to Neighbourhood Plan Policy - HurstC1 – Conserving & Enhancing character.

P16/025.9. Erskine Day Nursery, Erskine Villa, Brighton Road, Hurstpierpoint, BN6 9EF (DM/16/2840) Proposed enlargement of existing ancillary building and increase in capacity of nursery.

RECOMMENDATION: Permission is granted, there was however, concern over the safety of parking and the drop off point being on such a busy main road for young children.

P16/025.10. 1 Oaklands Park, High Hatch Lane, Hurstpierpoint, BN6 9LH (DM/16/2855) First Floor balcony.

RECOMMENDATION: Permission is granted.

P16/025.11. Sussex House, 23 Cuckfield Road, Hurstpierpoint, BN6 9RW (DM/16/2858) Application to determine whether prior approval is required for the change of use of existing offices to form 7 dwellings. Including change of use of basement storey from class B1 office to class C3 private dwelling to from 7no. Private utility rooms.

RECOMMENDATION: Refusal – due to the significant lack of parking.

P16/025.12. 139 Cuckfield Road, Hurstpierpoint, BN6 9RS (DM/16/2894) Retrospective application for replacement fence.

RECOMMENDATION: Permission is granted.

P16/025.13. Wickham Farmhouse, 14 College Lane, Hurstpierpoint, BN6 9AG (DM/16/2910) the erection of a boundary fence to the north east corner of the site and the reconstruction of a retaining wall in flint to match that of the wall at the back of the property.

RECOMMENDATION: Permission is granted.

P16/025.14. 68 College Lane, Hurstpierpoint, BN6 9AH (DM/16/2985) First Floor rear extension and single storey detached building to rear garden, to be used a workshop and garage.

RECOMMENDATION: Permission is granted on the condition the workshop and garage use are tied to the house.

P16/025.15. Filberts, Albourne Road, Hurstpierpoint, BN6 9ES (DM/16/3054) Erection of 4 no. detached houses following demolition of the existing bungalow and outbuildings.

RECOMMENDATION: Refusal – Over-development, loss of character, change of street scene, adjacent to Conservation area. Contrary to Neighbourhood Plan Policies:-
Hurst C1 – Conserving and enhancing character
Hurst C4 – Conservation areas.

P16/025.16. Haviley Hey, 64 Wickham Hill, Hurstpierpoint, BN6 9NP (DM/16/3079) Loft conversion: New brick gable to the rear and two dormer windows with tile hung walls. New cat slide roof to the front of the property with tile hung walls to match the existing property, new Velux roof lights. Enlarged kitchen window and side door.

RECOMMENDATION: Permission is granted.

P16/026. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P16/026.1. Granted: The Committee noted permissions granted by MSDC:

(a) 18 Spinney Close, Hurstpierpoint (DM/16/2143) single storey rear extension. Single storey front extension. Loft conversion with hip to gable roof extensions and small dormer window. New roof over existing garage and over extension to the rear of the garage.

HP&SCPC RECOMMENDATION: Refusal. Loss of light to neighbouring property, Over-development. Proposal would represent an overbearing and unneighbourly form of development, detrimental to the amenities of the neighbouring property.
(b) 21 The Grange, Hurstpierpoint (DM/16/2020) retrospective application for a single storey rear extension.
(c) Clifford Lodge, 5 High Street, Hurstpierpoint (DM/16/1895) Proposed: new windows, new roof, new front door, internal alterations to floor layout, new services and internal and external redecoration.
(d) Clifford Lodge, 5 High Street, Hurstpierpoint (DM/16/1888) Proposed: new windows, new roof, new front door, internal alterations to floor layout, new services and internal and external redecoration.
(e) Hope Chapel, 139 Western Road, Hurstpierpoint (DM/16/2215) Ash (T2) reduce height by up to 3m and reduce lateral branches by up to 2m.
(f) South Avenue, Hurstpierpoint (DM/16/2275) T10005 – 1 Lime Pollard – Fell. T1000 – T10005 – 5 no. lapsed Lime Pollards – cut back from BT power lines, crown lift 3m, cut back from lamp column and remove Epidormic growth from main stems. Reduce over properties to the east and crown lift 6m over carriageway. Reduction of 1-3m in all cases.
(g) 11 The Grange, Hurstpierpoint (DM/16/2351) Loft conversion with side dormer and Velux windows.
(h) 150 Western Road, Hurstpierpoint (DM/16/2609) Proposed ground floor extension and alterations.
(i) 170 Western Road, Hurstpierpoint (DM/16/2569) Cordyline – Fell.
(j) Hurst Guide Group, Guide Hall, rear of 79 High Street, Hurstpierpoint (DM/16/2564) Yew (T1) reduce crown on the south side by 2.5m.
(k) 100 Willow Way, Hurstpierpoint (DM/16/2269) Proposed 2 storey rear extension.
(l) 36 Western Road, Hurstpierpoint (DM/16/2250) Rear and side extension to create extended kitchen area and new side porch entrance.
(m) 178 Cuckfield Road, Hurstpierpoint (DM/16/2036) Single new dwelling with garage.
(n) Land at Little Park Farm, Hurstpierpoint (DM/16/4736) Reserved matters application for details of the appearance, landscaping, layout and scale following outline permission 12/04141/OUT for the construction of 140 dwellings with associate access, parking and amenity space. (Amended plans received 13 June 2016).

P16/026.2. Refused: The Committee noted refusals by MSDC:
(a) Lower Brook, London Road, Sayers Common (DM16/1458) Proposed development of 11 chalets/bungalows, together with associated access and extensive local drainage solution.

P16/027. Information Items: The Committee was asked to note the following and comment were required:
P16/027.1. MSDC Consultation - Sex establishments Licensing Policy 2016: The policy sets out how MSDC will administer its responsibilities for applications and determinations. A final version will be written taking into account the results of the consultation exercise between 18th July 2016 and 11th September 2016. The Committee was asked whether it wishes to comment. (*Ref: MSDC Consultation – Sex establishment Licensing Policy 2016 19th July 2016).* The Committee did not wish to make any comments.
P16/027.2. SDNP Town and Parish Workshops: The Committee was asked if 2 councillors would like to attend the workshop. A series of workshops, as part of the consultation on the South Downs Local Plan, will be held to present all the proposed land allocations and designations and give Town and Parish Councils, an opportunity to feedback to the SDNPA, on these proposed allocations. More details on the content of the workshops will follow. West Sussex workshop is due to be held on 23rd November 2016 in the South Downs Centre, Midhurst. There is a limit of 2 places per Parish Council. (*Ref: SDNPA– South Downs National Park Authority – Town and Parish Workshops AUTUMN 2016 email – 25 July 2016).* Rosemary Burns and Rodney Jackson are to attend the workshop.

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