

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

Committee Members Present:

Rosemary Burns - Chairman	John Lowman
Allan Brown	Martin Machan
David Evans	Bob Sampson
Stephen Hand	Julia Shorrocks
Rodney Jackson	Matthew Stokes
Tony Lank	Steve Whitehead

Also Present:

Stephen Hoyles – Clerk

P15/083. Apologies for Absence and Declarations of Interest: The following apologies for absence were received prior to the meeting and accepted: Judith Marsh.

All Members of the Committee declared a personal interest in items P15/089.1. Hurstpierpoint Bowling Club, Pavilion, South Avenue, Hurstpierpoint, BN6 9QB (DM/16/0067) and P15/089.2. Children's Playground, South Avenue, Hurstpierpoint (DM/15/5115), as the Parish Council is the landowner in both instances, and Members John Lowman, Tony Lank and Allan Brown were members of the Bowling Club.

P15/084. Minutes of the Planning Committee meeting held on 14 January 2016: The Committee received and accepted the minutes which were then signed by the Chairman.

P15/085. Matters arising from the Meeting of the Planning and Environment Committee held on 14 January 2016:

(1) Minute P15/082. Development off Highfield Drive – street naming request: Following the Committee's decision the person concerned was contacted and expressed a wish that the family name not be used for this purpose. Following consultation with the Committee Chairman and Vice-chairman it was agreed that the original proposal of 'Layton Fields Close' be adopted and this recommendation has been put forward to MSDC.

P15/086. Neighbourhood Plan Policies Checklist: The Committee Chairman had produced a schedule of the Neighbourhood Plan policies, to be used as a checklist when appraising planning application. The Committee was asked to note the Checklist and to apply the policies wherever appropriate. (*Ref: Neighbourhood Plan (PARISH 2031) Policies Checklist – January 2016*)

P15/087. 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.

P15/088. Planning applications delegated to Committee Chairman and Vice-Chairman in accordance with Minute P15/036: The Committee noted the following:

P15/088.1. Wellesley House, Manor Road, Hurstpierpoint, BN6 9UH (DM/15/4587) Alterations to approved planning application 13/00330/FUL for proposed 3 x one bed apartment conversion for an existing commercial unit (Amended description 11 January 2016).

RECOMMENDATION to MSDC: Permission be granted.

P15/088.2. Land Science, The Old Police Station, Jobs Lane, Sayers Common, BN6 9HE (DM/15/4976)

Retention of existing temporary cabin for 12 months.

RECOMMENDATION to MSDC: Permission be granted.

P15/088.3. Land South of A2300, Burgess Hill (DM/16/0007) Reserved matters application for landscaping only, relating to planning permission 13/01618/OUT.

RECOMMENDATION to MSDC: Permission be granted.

P15/088.4. Land to the Front of St Lawrence Church of England School, Trinity Road, Hurstpierpoint, BN6 9UY (DM/16/0170) T1 – Mature Horse Chestnut – Fell to ground, grind stump and remove all.

RECOMMENDATION to MSDC: Permission be granted.

P15/088.5. 121 Western Road, Hurstpierpoint, BN6 9SY (DM/15/0231) Hawthorn (T1 and T2) reduce by 1.5m. Prunus (T3 and T4) reduce by 1.5m. Holly (T5 and T6) reduce by 1.5m.

RECOMMENDATION to MSDC: Permission be granted.

P15/088.6. Beards Folly Cottages, New Way Lane, Hurstpierpoint, BN6 9BD (SDNP/15/03459/HOUS)

Single storey rear extension with related alterations (Amended plans received 6 January 2016).

RECOMMENDATION to MSDC: Permission be granted.

P15/089. Planning applications - Committee decision: The Committee was asked to consider the following and make RECOMMENDATIONS to the Planning authority:

P15/089.1. Hurstpierpoint Bowling Club, Pavilion, South Avenue, Hurstpierpoint, BN6 9QB

(DM/16/0067) Single storey pitched roof extensions to East and West elevation of existing clubhouse. The Committee noted possible concerns about adequate wheelchair access to the toilets.

RECOMMENDATION to MSDC: Permission be granted.

P15/089.2. Children's Playground, South Avenue, Hurstpierpoint (DM/15/5115) Extension to playground and putting in new playground equipment and surface.

RECOMMENDATION to MSDC: Permission be granted.

P15/089.3. Gaybrook, High Hatch Lane, Hurstpierpoint, BN6 9LH (DM/16/0013) Conversion of part existing outbuilding into new habitable annexe. The Committee requested that a condition be applied to tie the new habitable building with the existing dwelling.

RECOMMENDATION to MSDC: Permission be granted. Condition: the new habitable building be tied with the existing dwelling.

P15/089.4. 31 College Lane, Hurstpierpoint, BN6 9AB (DM/16/0144) Single storey rear addition to ground floor sitting room. Replacement of existing single garage and replacement with new double garage with attic storage over.

RECOMMENDATION to MSDC: Permission be granted.

P15/089.5. The Old Farmhouse, Hassocks Road, Hurstpierpoint, BN6 9QW (DM/16/0195) Conversion of existing outbuilding into habitable accommodation with associate 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 to MSDC: Permission be granted.

P15/089.6. Hurst Wickham Rise, College Lane, Hurstpierpoint, BN6 9AD (DM/15/5010) Two storey extension to west elevation to form new garage and indoor swimming pool with first floor gym.

RECOMMENDATION to MSDC: Permission be granted.

P15/090. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P15/090.1. Granted: The Committee noted permissions granted by MSDC:

(a) Land Parcel at Tott Farm, Tott Lane, Hurstpierpoint (DM/15/4219) Erection of a new, part two-storey dwelling, to be partially buried within the existing topography. Together with associated hard and soft landscaping works.

(b) Hampton Lodge, 2 Hassocks Road, Hurstpierpoint (DM/15/4418) Yew (T1) – lift crown to 5m, reduce northern side of canopy by 2m.

(c) 3 Holly Mews, High Street, Hurstpierpoint (DM/15/4434) Leyland Cypress (T1) – Fell.

(d) Turrets, Malthouse Lane, Hurstpierpoint (DM/15/3950) Removal of condition 2 relating to planning application reference 08/01632/COU relating to the use of the building.

HP&SCPC RECOMMENDATION: Refusal. The application for change of use has been refused and is the subject of an appeal.

(e) 139 Cuckfield Road, Hurstpierpoint (DM/15/4388) First floor and roof extension to the side of the existing building above the existing single storey extension.

(f) 19 Hassocks Road, Hurstpierpoint (DM/15/4415) Re modelling and enlargement of cellar. New light wells to front elevation.

(g) 32 Orchard Way, Hurstpierpoint (DM/15/4581) Proposed rear extension single storey.

(h) Former Geers Nursery, Brighton Road, Hurstpierpoint (DM/15/4928) Non material amendment to application DM/15/1799 – addition of roof lights to house 1 and barn 2.

(i) High Wickham, 63 College Lane, Hurstpierpoint (DM15/4525) Pear (Tree 1), Magnolia (Tree 2) Tree 3 unknown – reduction of major limbs of each tree by approximately 2 metres to an appropriate growth point. Bay (Tree 4) – reshape.

(j) 53 Hassocks Road, Hurstpierpoint (DM/15/2939) Single storey rear extension, to provide wheelchair user with dining and living area. Construct new porch to existing front door to provide turning space for wheelchair user. New wheelchair ramped access to front door. Amended plans received on 9/11/2015.

(k) 11 Hurst Gardens, Hurstpierpoint (DM15/4334) Ground floor rear kitchen extension and conversion of existing conservatory to living area.

(l) Hurstpierpoint Cricket Club, Fairfield Recreation Ground, Cuckfield Road, Hurstpierpoint (DM/15/3737) Installation of a 2 lane permanent net facility, with surrounding security fencing.

(m) Carys, West Furlong Lane, Hurstpierpoint (DM/15/4792) (T1) Leyland Cypress – fell. (T2) Magnolia – reduce and reshape crown by 2 metres. Walnut – reduce and reshape crown by 2m.

(n) 36 College Lane, Hurstpierpoint (DM/15/5053) Norway Maple (T1) – Fell and replace with Sorbus Aucuparia (Rowan).

(o) New Way Cottage, 38 New Way Lane, Hurstpierpoint (DM/15/4925) Proposed two dormers located on the rear roof slope and addition of window to previously approved two storey extension.

HP&SCPC RECOMMENDATION: Refusal. (Side window overlooking property, impact of dormers on views from National Park)

(p) 3 High Street, Hurstpierpoint (DM/15/4737) (T1, 3 and 4) Conifers – fell. (T2) Bay – fell.

(q) The Spinney, 59 Wickham Hill, Hurstpierpoint (DM/15/4779) Retrospective application to demolish existing timber shed and aluminium greenhouse and erect a new timber framed greenhouse (3.56m x 2.99m on plan, height 3.16m to ridge) on adapted base in same location.

- (r) 169 Cuckfield Road, Hurstpierpoint (DM/15/4974) Erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, to a maximum height of 3.9m and the height of the eaves of 2.63m.
- (s) Land Parcel North of Goddards Green at 529078 121294, Cuckfield Road, Ansty (DM/15/4923) Non material amendment to planning application DM/15/1518 – to introduce a step reduction in the overall quantum of development permitted at the site and allow a refinement to the supporting plant infrastructure.
- (t) 9 Randiddles Close, Hurstpierpoint (DM/15/4690) Single storey side extension.
- (u) Tudor Barn, New Way Lane, Hurstpierpoint (SDNP/15/05501/LIS) Installation of single velux window in workshop/store.

The Committee referred to item (o) New Way Cottage, 38 New Way Lane, Hurstpierpoint (DM/15/4925), and expressed concern that a new side window had been shown on the application plans, but was not part of the application. It was thought that the effect would be to grant permission for the window by default.

P15/090.2. Refused: to note refusals by MSDC: no notifications received.

P15/090.3. Appeals: to note the lodging and results of appeals:

- (a) Appeal Lodged: Former Packing Shed, Land to rear of 85 College Lane, Hurstpierpoint, BN6 9AE (AP/16/0002) Proposed conversion of existing packing shed to one bedroom C3 residential dwelling. (Ref: MSDC Letter 14 January APP/D3830/W/15/3139204)

P15/091. Information Items: The Committee noted the following and comment were required.

P15/091.1. WSCC Temporary Road Closure: Closure of Mill Lane by Cobbs Mill from 29 February to 12 March 2016, to allow drainage works to be carried out safely.

(Ref: WSCC email 21 December 2015 – Early Warning Notice – Hurstpierpoint – Sayers Common – Mill Lane – 29th February 2016 – Drainage works).

P15/091.2 Proposed replacement electronic communications mast – Pakyns Farm, Bullfinch Lane, BN6 9ET: The Committee was asked to comment on proposals (not an application) to replace an existing mast with a higher version, adjacent to the A23 road. The committee agreed that it had no comment to make. (Ref: Waldon letter 4 February 2016)

There being no other business the meeting closed at 8.25 pm

Chairman