**MINUTES** of the meeting of the **Planning Committee** on Thursday 4 May 2017 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

**Committee Members Present**:

Tony Lank – Chairman for the meeting
Allen Brown
Rosemary Burns
David Evans
Stephen Hand
Rodney Jackson
Judith Marsh
Julia Shorrocks

**Also Present:**

Malcolm LLewellyn
Stephen Hoyles - Clerk to the Council
3 members of the public

The Committee Chairman arrived later in the meeting, so on this occasion the meeting was chaired by Vice-chairman Tony Lank.

**P16/095. Apologies for Absence and Declarations of Interest:** The following apologies for absence were received before the meeting and accepted: Amanda Geel, John Lowman, Martin Machan, Bob Sampson and Steve Whitehead. The following members declared a personal interest: Judith Marsh (item P16/100.6. 3 Berrylands Cottages, London Road, Sayers Common, BN6 9HX (DM/17/1569)) and Julia Shorrocks (P16/100.2. 24 Orchard Way, Hurstpierpoint, BN6 9UB (DM/17/1363)).

**P16/096. Minutes of the Planning Committee meeting held on 6 April 2017:** The Minutes were received and accepted by the Committee and signed by the Chairman.

**P16/097. Matters arising from the Meeting of the Planning Committee held on 6 April 2017:** There were no matters arising.

**P16/098. 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.

**P16/099. 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:

**P16/099.1. 187 Cuckfield Road, Hurstpierpoint, BN6 9RT (DM/17/1412)** proposed single storey side and rear extension.

**RECOMMENDATION: Permission is granted.**

**P16/099.2. 23 High Street, Hurstpierpoint, BN6 9TT (DM/17/1446)** Eucalyptus (T1) Fell.

**RECOMMENDATION: Permission is granted.**

**P16/099.3. 143 Western Road, Hurstpierpoint, BN6 9SZ (DM/17/1619)** T1: Conifer – fell.

**RECOMMENDATION: Permission is granted.**

**P16/099.4. 31 Cuckfield Road, Hurstpierpoint, BN6 9RW (DM/17/1519)** Removal of existing UPVC conservatory and replacement with new brick extension. Revision to previously approved scheme under reference DM/16/5440.

**RECOMMENDATION: Permission is granted.**

**P16/100. Planning applications - Committee decision:** The Committee is asked consider the following and make RECOMMENDATIONS to the Planning authority:

**P16/100.1. The Bothy, Oaklands Park Farm, High Hatch Lane, Hurstpierpoint, BN6 9LH (DM/17/0270)** minor demolition, construction of a two storey side extension with single storey rear extension and front single storey porch structure. Additional windows added to original property with rear roof dormer unit to be formed under permitted development. Description amended 30.03.2017 to include proposed extension of domestic curtilage. The Committee expressed concern about the extension of the domestic curtilage into the countryside.

**RECOMMENDATION: REFUSAL: Contrary to Neighbourhood Plan Countryside Policy C1 (Conserving and enhancing character)**

**P16/100.2. 24 Orchard Way, Hurstpierpoint, BN6 9UB (DM/17/1363)** proposed rear extension and convert the detached garage into an office/storeroom .

**RECOMMENDATION: Permission is granted.**

**P16/100.3. 100 Willow Way, Hurstpierpoint, BN6 9TJ (DM/17/1375)** proposed new two bedroom dwelling attached to number 100 Willow Way.

**RECOMMENDATION: Permission is granted.**

**P16/100.4. Former Geers Nursery, Brighton Road, Hurstpierpoint, BN6 9EF (DM/17/1452)** proposed amendment to condition 13 of planning application DM/15/1799 for the extension to the dates in which log cabins can be occupied. The applicant spoke in support, explaining that the variation required an extension of one month (to 30 November) in the occupancy period.

**RECOMMENDATION: Permission is granted.**

**P16/100.5. 25 Nursery Close, Hurstpierpoint, BN6 9WA (DM/17/1465)** proposed single storey rear extension and conversion of garage into playroom/storage.

**RECOMMENDATION: Permission is granted.**

**P16/100.6. 3 Berrylands Cottages, London Road, Sayers Common, BN6 9HX (DM/17/1569)** two storey rear extension, front porch and internal reconfiguration.

**RECOMMENDATION: Permission is granted.**

**P16/100.7. 15 Randiddles Close, Hurstpierpoint, BN6 9BG (DM/17/1572)** front, side and rear extension.

**RECOMMENDATION: Permission is granted.**

**P16/100.8. 12 St. Georges Place, Hurstpierpoint, BN6 9QT (DM/17/1607)** proposed first floor front dormer.

**RECOMMENDATION: Permission is granted.**

**P16/100.9. 74 Wickham Hill, Hurstpierpoint, BN6 9NP (DM/17/1621)** proposed rear part single and part two storey orangery style extension.

**RECOMMENDATION: Permission is granted.**

**P16/100.10. The Old House, Mill Lane, Sayers Common, BN6 9HL (DM/17/1648)** two storey pitched roof rear extension.

**RECOMMENDATION: Permission is granted.**

**P16/100.11. Wearmaster House, Malthouse Lane, Hurstpierpoint, BN6 9LA (DM/17/1656)** proposed variation of condition 1 of planning application DM/17/0572 to amend to layout of the development.

**RECOMMENDATION: Permission is granted.**

**P16/100.12. Former Randolphs Pumping Station, Brighton Road, Hurstpierpoint, BN6 9EF (SDNP/17/01817/CND)** variation of condition numbered 11 and 12 of planning consent 08/00982/FUL.

**RECOMMENDATION: Permission is granted.**

**P16/100.13. Wych House, Halton Shaws, Hurstpierpoint, BN6 9QR (DM/16/3778)** Construction of a pair of semi-detached, two storey, three bedroom dwellings. This application had been considered by the Committee at the meeting 6 October 2016, but the applicant had submitted revised transport plan and access drawings. The Committee considered the matter and concluded that its earlier objections still stood.

**RECOMMENDATION: Refusal – overlooking, over-development of the site, proximity to Conservation area currently being considered for extension which would include this site - Contrary to Neighbourhood Plan Policy Hurst C4 – Conservation Areas, new development. Safety of access to development. Insufficient parking and turning space.**

**P16/101. MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)

**P16/101.1. Granted:** the Committee noted permissions granted by MSDC:

(a) 21 Cuckfield Road, Hurstpierpoint (DM/17/0780) demolish and rebuild existing northern boundary brick wall.
(b) 41 Western Road, Hurstpierpoint (DM/17/0855) two storey side extension and single storey front and rear extensions.
(c) Field House, 8 High Street, Hurstpierpoint (DM/17/0745) change of use from B1(A) office to C3 residential (four units). HP&SCPC RECOMMENDATION: Lack of Parking, over development of the site, within the Conservation Area. The Parish Council requests that Highways do a site visit rather than a desk top study.
(d) 5 Hannington Place, Hurstpierpoint (DM/17/0829) proposed alterations to front elevation of garage.
(e) 178 Cuckfield Road, Hurstpierpoint (DM/17/0921) single new dwelling with repositioned access and garage.
(f) 155 Western Road, Hurstpierpoint (DM/17/0953) conversion of existing garage into habitable space (revised plans 3rd April)
(g) Land Parcel at Pookbourne Lane, Sayers Common (DM/17/0305) erection of livestock barn 50 x 25m for horse breeding in loose runs.
(h) 1 Hurst Gardens, Hurstpierpoint (DM/17/0936) proposed garage conversion, new porch, replacement of UPVC windows and doors with aluminium and external cladding.
(i) St Georges House, Hassocks Road, Hurstpierpoint (DM/17/0875) T1 Lawsons Cypress – reduce crown height and radial spread by up to 0.5m. T2 Cherry – reduce radial spread of eastern crown by 1.5m. from approx. 5m to 3.5m where

encroaching on adjacent T1 Cypress. T3 Lime reduce Lime stem over bay by approx.. 5m, from height of 9m to 4m, retaining south stem, removing northern stem.
(j) Oakdene, Pookbourne Lane, Hurstpierpoint (DM/17/1284) non material amendment to application DM/17/0172 – alteration to window/French door locations.

**P16/101.2. Refused:** the Committee noted refusals by MSDC:
(a) 21 Marchants Road, Hurstpierpoint (DM/17/1077) non-material amendment to planning reference 14/01449/FUL for the adjustment in floor footprint at front, (no projection for study/bed 4). Single pitch roof to front and rear with new roof lights. Alterations to roof adjoining existing substation land and removal of GF window overlooking substation land.

**P16/101.3. Appeals:** the Committee noted the lodging and results of appeals:
(a) APPEAL LODGED: Land South of 1 Cobbs Croft, Chalkers Lane, Hurstpierpoint (DM/16/0794) 2 no. detached cottages (amended address 09.03.16) (amended plans received on 18 October 2016) APP/D3830/W/17/3172449
(b) Cllr Judith Marsh reported that she had attended the appeal enquiry for the Brook Green (Sayers Common) development of 11 houses. It was reported that the MSDC officers present had not been aware of the Hurstpierpoint Planning Design Statement 2004, and that the Inspector had questioned why an ecology report had not been requested by the Planning Authority. It had been noted that the Parish Council had objected to the development, but had not appeared at the enquiry. The Committee was advised that it was not normal practice for a parish council to represent at appeal enquires.

**P16/102 Highway matters:**
**P16/102.1 Temporary Road Closure – St Lawrence Fair 1 July 2017:** The Committee confirmed that it had no objections. (Ref: MSDC email 3 May 2017)
**P16/102.2 - Temporary Road Closure - Pookbourne Lane – 22 May to 2 June 2017:** The Committee noted the closure. (Ref: WSCC email 3 May 2017)

At the close of the meeting the Committee Chairman Rosemary Burns noted that this was the last meeting of the Council year, and thanked the Committee for their support at this very busy time. Thanks were also expressed to the Committee Clerk, Charlotte Kempson, for her diligent support.

There being no other business the meeting closed at 9.09 pm Chairman