MINUTES of the meeting of the **Planning Committee** on Thursday 5 April 2018 at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

Committee Members Present

Martin Machan – Chairman
Rosemary Burns
David Evans
Allan Brown
Bob Sampson
John Lowman
Rodney Jackson
Julia Shorrocks
Steve Whitehead
Peter Griffiths

Also Present:
Charlotte Kempson ASSISTANT CLERK
2 members of public

P17/096. Apologies for Absence and Declarations of Interest: The following apologies for absence were received prior to the meeting and accepted: Tony Lank, Stephen Hand, Amanda Geel and Malcolm Llewellyn. There were no declarations of interest.

P17/097. Minutes of the Planning Committee meeting held on 1 March 2018: The minutes were received and accepted by the Committee and signed by the Chairman.

P17/098. Matters arising from the Meeting of the Planning Committee held on 1 March 2018: There were no matters arising.

P17/099. 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.

P17/100. 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.)
P17/100.1. 3 Park Close, Hurstpierpoint, BN6 9XA (DM/18/0808) proposed rear/side single storey extension and garage conversion to playroom and store.
RECOMMENDATION: Permission is granted.

P17/100.2. North Lodge, 3 Oaklands Park, High Hatch Lane, Hurstpierpoint, BN6 9LH (DM/18/1007) extension to outbuilding.
RECOMMENDATION: Permission is granted.

P17/100.3. 2 Well Cottages, Albourne Road, Hurstpierpoint, BN6 9ET (DM/18/1114) T1 Yew – fell.
RECOMMENDATION: Permission is granted.

P17/100.4. 4 Pine Tree Close, Hurstpierpoint, BN6 9AX (DM/18/1222) ground floor infill extension to the side of the existing dwelling together with internal alterations and all associated drainage works.
RECOMMENDATION: Permission is granted.

P17/100.5. 8 Manor Gardens, Hurstpierpoint, BN6 9UG (DM/18/0735) loft conversion with dormer roof extension to the rear and Velux window to front.
RECOMMENDATION: Permission is granted.

P17/100.6. Locks Mead, Malthouse Lane, Hurstpierpoint, BN6 9JZ (DM/18/0816) proposed ground floor single storey extension and first floor loft extension.
RECOMMENDATION: Permission is granted.

P17/100.7. 6 Furzeland Way, Sayers Common, BN6 9JB (DM/18/0826) removal of existing dormer to front, erection of redesigned dormer to front with associated roof and internal alterations.
RECOMMENDATION: Permission is granted.

P17/100.8. Fieldside, Hassocks Road, Hurstpierpoint, BN6 9QW (DM/18/0855) proposed variation of condition 2 of application DM/17/2039 to allow the substitution of the approved drawings with amended drawings.
RECOMMENDATION: Permission is granted.

P17/100.9. 69 Cuckfield Road, Hurstpierpoint, BN6 9RR (DM/18/0957) proposed loft conversion incorporating hip-to-gable and full width rear loft dormer.
RECOMMENDATION: Permission is granted.

P17/100.10. North End Farm, Cuckfield Road, Hurstpierpoint, BN6 9HJ (DM/18/0988) Discharge of the planning obligations from S.106 agreement relating to planning reference HP/00/1426/FUL and dated 2nd April 2004.

RECOMMENDATION: Permission is granted.

P17/101. Planning applications - Committee decision: The Committee was asked consider the following and make RECOMMENDATIONS to the Planning Authority:

P17/101.1. Gothic House, 23 Hassocks Road, Hurstpierpoint, BN6 9QP (DM/18/0792) proposed two storey rear extension (northern) , two side extension (western) to include basement enlargement and internal alterations to include removal of contemporary fabric and reinstatement of original fabric. 2 members of the public spoke in favour of the application. A discussion took place where the Committee observed the case officers comments. It was felt the impact was not significant enough to recommend refusal.

RECOMMENDATION: Permission is granted.

P17/101.2. Gothic House, 23 Hassocks Road, Hurstpierpoint, BN6 9QP (DM/18/0803) proposed two storey rear extension (northern) , two side extension (western) to include basement enlargement and internal alterations to include removal of contemporary fabric and reinstatement of original fabric. 2 members of the public spoke in favour of the application. A discussion took place where the Committee observed the case officers comments. It was felt the impact was not significant enough to recommend refusal.

RECOMMENDATION: Permission is granted.

P17/101.3. Oakdene, Pookbourne Lane, Sayers Common, BN6 9HD (DM/18/0800) extension and partial enclosure of equestrian arena.

RECOMMENDATION: Permission is granted.

P17/101.4. 2 Foxhole Cottages, Bedlam Street, Hurstpierpoint, BN6 9EL (SDNP/17/05638/FUL) change of use from agricultural to residential and retention of greenhouse, shed/workshop building. Retention of and alteration to wildlife pond and decked areas.

RECOMMENDATION: Refusal – encroachment on agricultural land to a residential development. Visual impact of buildings on land within the South Downs National Park. Contrary to Neighbourhood plan Policies:
HurstC1 - Conserving and enhancing character
HurstC2 – South Downs National Park

P17/101.5. Hampton Lodge, 2 Hassocks Road, Hurstpierpoint, BN6 9QN (DM/18/0999) fell 5 x Yew tree, 66 x Cypress tree, 1 x Fruit tree, 1 x Holly tree and 1 x Oak tree. A discussion took place and the Committee agreed that the information supplied was not sufficient. Lack of a tree surgeon report and clarity as to why the trees are being felled. Tree's to be replaced with Native species. Await the tree officer comments.

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.

P17/101.6. Box House Farm, Langton Lane, Hurstpierpoint, BN6 9EX (DM/18/0782) construction of single storey extension to east elevation to form entrance porch/hall and shower room. Widening of existing internal door opening. Minor adjustment of existing hard and soft landscaping to suite proposed extension.

RECOMMENDATION: Permission is granted. Materials to be in keeping.

P17/101.7. Box House Farm, Langton Lane, Hurstpierpoint, BN6 9EX (DM/18/0783) construction of single storey extension to east elevation to form entrance porch/hall and shower room. Widening of existing internal door opening. Minor adjustment of existing hard and soft landscaping to suite proposed extension.

RECOMMENDATION: Permission is granted. Materials to be in keeping.

P17/102. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P17/102.1. Granted: the Committee noted permissions granted by MSDC:

(a) Hampton Lodge, 2 Hassocks Road, Hurstpierpoint (DM/18/0590) Beech tree (T1) – remove.

(b) 17 Wickham Hill, Hurstpierpoint (DM/18/0378) demolition of existing conservatory to the side (east) elevation, and replacement with a single storey lean to extension.

(c) Lane House, Wickham Hill, Hurstpierpoint (DM/18/0682) single storey kitchen extension, ramp to provide side level access, and 2 x additional roof lights.

(d) Hope Lodge, 41 Hassocks Road, Hurstpierpoint (DM/18/1081) non-material amendment relating to planning application DM/17/1883 – adding small window to side/e elevation at first floor level. (This is a resubmission to application DM/17/4700).

(e) 99 Western Road, Hurstpierpoint (DM/18/0268) loft conversion with dormer to rear and 2 no. roof lights to front. HP&SCPC RECOMMENDATION: Refusal – failure to comply with Mid Sussex District Councils Dormer Window and Roof light Design Guidance (CD3 Building Conservation and Design) due to the size in proportion to the existing, overall bulk and design of the dormer.

(f) Allingtons, 127 Western Road, Hurstpierpoint (DM/18/0570) T1 (Ash) – reduce crown all over by 2m or to previous pruning points. T2 (Purple leafed plum) – 2.5m crown reduction and 30% crown thinning. T3 (Portuguese laurel) – 1m crown reduction (branches protruding over pavement).

(g) 6 Ribbetts Cottages, High Street, Hurstpierpoint (DM/18/0552) damson (T1) – reduce back to previous pruning points (Approximately 1.5m).
(h) Stanhope Cottage, 125 Western Road (DM/18/0544) (T1) Ash – reduce height by up to 2.5m and reduce laterals by up to 1.5m.
(i) 104 High Street, Hurstpierpoint (DM/18/0096) replacement window and front door.
(j) 91 Cuckfield Road, Hurstpierpoint (DM/18/0143) extension to side and rear with room in the roof conversion and garage conversion. Renewal of existing permission ref DM/15/0190.
(k) Big Edgerley Barn, College Lane, Hurstpierpoint (DM/18/0103) amended design to approved alterations under ref DM/16/1656 to provide an amended link extension to connect the existing barn to the existing hovel.
(l) Goddard Green, Sewage Treatment Works, Cuckfield Road, Ansty (DM/17/4051) development of a 37.5m standby power generation facility.
(m) Hurstpierpoint College, College Lane, Hurstpierpoint (DM/17/4383) alteration of existing pitched roof to a mansard roof to form a new two bedroom staff flat.
(n) 157 High Street, Hurstpierpoint (DM/18/0331) Apple tree – reduce crown by 2.5m, thin by 40% and clean.
(o) The Stables, Pookbourne Lane, Hurstpierpoint (DM/17/4270) construction of fish stock pond adjacent to main fishery lake.
(p) Hornsdene Farm House, Pookbourne Lane, Sayers Common (DM/17/4984) proposed barn conversion with link to main dwelling; rear facing balcony; additional rear facing dormer and internal alterations.
(q) Westfield, Malthouse Lane, Hurstpierpoint (DM/18/0521) formation of rear dormer.
(r) Bridgers Farmhouse, Langton Lane, Hurstpierpoint (DM/17/3736) proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations. (Amended plans received 20.02.2018).
(s) Bridgers Farmhouse, Langton Lane, Hurstpierpoint (DM/17/3734) proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations. (Amended plans received 20.02.2018).
(t) Oaklands, Gatehouse Lane, Hurstpierpoint (DM/18/0474) proposed lawful use of land for stationing a mobile home (granny annexe) incidental to the main dwelling.
(u) 27 Dunlop Close, Sayers Common (DM/18/0456) T1 Poplar; (twin stemmed) – 2 metre crown reduction; T2 Poplar – 2 metre crown reduction; T3 Poplar – 2 metre crown reduction.
(v) 15 High Street, Hurstpierpoint (DM/18/0604) proposed shower room to main house, proposed external doors to dining room rear addition and proposed mezzanine to existing rear barn.
(w) 15 High Street, Hurstpierpoint (DM/18/0601) proposed shower room to main house, proposed external doors to dining room rear addition and proposed mezzanine to existing rear barn.

P17/102.2. Refused: the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted).
(a) Wych House, Halton Shaws, Hurstpierpoint (DM/18/0778) non-material amendment to planning reference DM/17/0911 to change the position of the front door.
(b) Land Parcel to the rear of Lyndon, Reeds Lane, Sayers Common (DM/17/4448) outline application for residential development to provide up to 28 one, two, three and four bedroom dwellings and 2 self/custom build plots (use class C3) with all matters reserved except for access and the demolition of Lyndon. (Amended description deleting doctor's surgery and providing one additional unit).

P17/102.3. Withdrawn: The Committee noted withdrawn applications:
(a) 5 Fairfield Crescent, Hurstpierpoint (DM/17/3242).

P17/102.4 Appeals: the Committee noted planning appeals: no notifications received.

There being no other business the meeting closed at 8.46 pm Chairman