

**MINUTES** of the meeting of the **Planning Committee** on Thursday 6 April 2017 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

**Committee Members Present:**

Rosemary Burns - Chairman  
David Evans  
Rodney Jackson  
Julia Shorrocks  
Judith Marsh

Martin Machan  
Tony Lank  
Stephen Hand  
Allan Brown

**Also Present:**

Charlotte Kempson – Assistant Clerk  
22 members of the public

**P16/087. Apologies for Absence and Declarations of Interest:** The following apologies for absence were received before the meeting and accepted: Amanda Geel, John Lowman, Bob Sampson and Steve Whitehead. The following member declared a personal interest: Allan Brown item P16/ 092.3 (Land east of Hurst Wickham Barn, College Lane, Hurstpierpoint DM/17/0948 and item P16/092.4 (Hurst Wickham Barn, College Lane, Hurstpierpoint DM/17/0992)

**P16/088. Minutes of the Planning Committee meeting held on 2 March 2017:** The Minutes were received and accepted by the Committee and signed by the Chairman.

**P16/089. Matters arising from the Meeting of the Planning Committee held on 2 March 2017:** There were no matters arising.

**P16/090. 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.

**P16/091. 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:

**P16/091.1. 5 Hannington Place, Hurstpierpoint, BN6 9XY (DM/17/0829)** Proposed alterations to front elevation of garage.

**RECOMMENDATION: Permission is granted.**

**P16/091.2. 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 Southern stem, removing Northern stem.

**RECOMMENDATION: Permission is granted.**

**P16/091.3. 17 Fuzeland Way, Sayers Common, BN6 9JB (DM/17/1168)** single storey rear extension, replacing existing conservatory and relocation of conservatory to rear (re-submission of approved application DM/16/3151 due to the addition of a door to the north elevation.

**RECOMMENDATION: Permission is granted.**

**P16/091.4. 21 High Street, Hurstpierpoint, BN6 9TT (DM/17/1315)** T1 Magnolia – reduce crown by 1 metre and thin crown by 20%.

**RECOMMENDATION: Permission is granted.**

**P16/092. Planning applications - Committee decision:** The Committee was asked consider the following and make RECOMMENDATIONS to the Planning authority:

**P16/092.1. 145 High Street, Hurstpierpoint, BN6 9PU (DM/16/5175)** proposed ground and first floor extension with internal alterations. Description amended 08.03.2017 to include proposed render to dwelling house.

**RECOMMENDATION: Refusal - inappropriate next to a listed building. Lack of information on the materials being used. Contrary to the following Neighbourhood Plan Policy: Hurst C1 – Conserving and enhancing character.**

**P16/092.2. Wych House, Halton Shaws, Hurstpierpoint, BN6 9QR (DM/17/0911)** construction of a new chalet style detached dwelling, including an integral garage and annexe accommodation, arrange over two storeys, with new vehicular and pedestrian access on to Hassock Road. 4 members of the public spoke objecting to the application.

**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.**

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**Safety of access to development. The Committee fully supports the comments of Hurstpierpoint Society.**

**P16/092.3. Land East of Hurst Wickham Barn, College Lane, Hurstpierpoint, BN6 9AD (DM/17/0948)** change of use from agricultural to residential, for erection of a three storey new build house on the field east of Hurst Wickham Barn, with access from a new driveway off College Lane.

**RECOMMENDATION: Refusal - Contrary to Neighbourhood Plan Policies Hurst C1 – Conserving and enhancing character and Hurst C3 – Local gaps and preventing Coalescence.**

**P16/092.4. Hurst Wickham Barn, College Lane, Hurstpierpoint, BN6 9AD (DM/17/0992)** erection of ten new build dwelling houses with associated gardens and parking, served by a new access road onto College Lane. 2 members of the public spoke against the application, with the support of 16 other members of the public agreeing with the objections.

**RECOMMENDATION: Refusal – increase in traffic, unsustainable, contrary to the following Neighbourhood Plan Policies:-**

**Hurst C1 – Conserving and enhancing character**

**Hurst C3 – Local Gaps and preventing Coalescence**

**Hurst H1 – Hurstpierpoint and Sayers Common new housing development**

**Hurst H5 – Development Principle**

**P16/092.5. Land Parcel at 527951 115880 (part of Former Geers Nursery Site) Brighton Road, Hurstpierpoint (DM/17/1026)** erection of a single two bedroom dwelling.

**RECOMMENDATION: Refusal – overdevelopment of the site, on the border of the South Downs National Park. Outside built up area boundary.**

**Funds from the original application were to be made available for the campsite; no contributions are being made from this application.**

**P16/092.6. Box House Farm, Langton Lane, Hurstpierpoint, BN6 9EX (DM/17/1083)** construction of a new single detached dwelling with associated hard and soft landscaping works. This application seeks permission for amendments to the scheme approved under reference DM/16/2772.

**RECOMMENDATION: No comment.**

**P16/092.7. 41 Western Road, Hurstpierpoint, BN6 9SU (DM/17/0855)** two storey side extension and single storey front and rear extension.

**RECOMMENDATION: Permission is granted.**

**P16/092.8. 178 Cuckfield Road, Hurstpierpoint, BN6 9SD (DM/17/0921)** single new dwelling with repositioned access and garage.

**RECOMMENDATION: Permission is granted.**

**P16/092.9. 1 Hurst Gardens, Hurstpierpoint, BN6 9ST (DM/17/0936)** proposed garage conversion, new porch, replacement of upvc windows and doors with aluminium, and external cladding.

**RECOMMENDATION: Comment – concern was raised that the application had been determined before Mid Sussex Council received the Parish Councils recommendation.**

**P16/092.10. 155 Western Road, Hurstpierpoint, BN6 9SZ (DM/17/0953)** conversion of existing garage into habitable space.

**RECOMMENDATION: Permission is granted.**

**P16/092.11. White Horse Inn, Albourne Road, Hurstpierpoint, BN6 9SP (DM/16/4521)** retrospective application for the demolition in a conservation area of the existing gentlemen's toilet and replace with similar size as existing.

**RECOMMENDATION: Permission is granted.**

**P16/092.12. 3 College Place, Hurstpierpoint, BN6 9AF (DM/17/1269)** proposed loft conversion with front and rear roof lights.

**RECOMMENDATION: Permission is granted.**

**P16/093. MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)

**P16/093.1. Granted:** the Committee noted permissions granted by MSDC:

(a) Little Park Farm, Marchants Close, Hurstpierpoint (DM/16/1562) discharge of condition 8, 9, 2,15,18,26 and 29 relating to application 12/04141/OUT.

(b) Wearmaster House, Malthouse Lane, Hurstpierpoint (DM/17/0572) proposed energy storage facility to provide energy to balancing services to the national grid.

(c) Pakyns Farm, Bullfinch Lane, Hurstpierpoint (DM/17/0336) variation of condition no. 2 of planning permission 06/00869/FUL to amend the occupancy condition to include equestrian employment.

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- (d) The Old Farmhouse, Hassocks Road, Hurstpierpoint (DM/16/5386) conversion of existing outbuilding into habitable accommodation with associated 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 south west elevation and new windows to south west elevation at second floor level. Internal alterations throughout the ground, first and second floor levels. This application seeks amendments to the approvals granted under DM/16/0194 and DM/16/0195 to include the addition of a wood burning stove and flue.
- (e) 22 Lynton Close, Hurstpierpoint (DM/17/0176) single storey rear extension and incorporation of existing detached garage with associated works and conversion of existing loft space.
- (f) 31 Cuckfield Road, Hurstpierpoint (DM/16/5440) replace existing upvc conservatory at rear and replace with proposed garden/dining room extension. Amended plans received 26.01.2017.  
HPP&SCPC RECOMMENDATION: Refusal – un-neighbourly, height and form out of context.
- (g) 12 St Lawrence Way, Hurstpierpoint (DM/17/0466) loft conversion including raising hip to barn hip. Rear single storey extension. Enlarge porch.
- (h) Box House Farm, Langton Lane, Hurstpierpoint (DM/17/0503) standalone 6kw solar system in a field within the curtilage of the property.
- (i) 17A Ribbetts House, Trinity Road, Hurstpierpoint (DM/17/0183) internal extension to existing ground floor bedsit to create a 1 bedroom flat with new window to rear elevation. Conversion of garage into mobility scooter store and new entrance canopy.
- (j) Oakdene, Pookbourne Lane, Sayers Common (DM/17/0172) proposed single storey side extension.
- (k) Ailsa Craig, Abberton Field, Hurstpierpoint (DM/16/5033) proposed conversion of an attached double garage to form a granny annexe, including elevational changes, internal alterations and the formation of a flat roof lantern (amended description 09.02.2017)
- (l) Randiddles Barn, 1 Randiddles Close, Hurstpierpoint (DM/16/4589) conversion of single bay of barn to habitable accommodation (amendment to previous permission).
- (m) Randiddles Barn, 1 Randiddles Close, Hurstpierpoint (DM/16/4586) conversion of single bay of barn to habitable accommodation (amendment to previous permission).
- (n) 17 High Street, Hurstpierpoint (DM/17/0250) (T1) Macrocarpa, thin 15-20% and reduce crown by 4 metres.
- (o) 17 High Street, Hurstpierpoint (DM/17/0187) Apple Tree (T1) reduce crown on north side by 2.5-3 metres (to boundary). X2 Conifers (G2) reduce crown on north side by 2.5-3metres and reduce height by 3 metres approx. x2 Holly (G3) Fell.
- (p) Pakyns Garden Cottage, Albourne Road, Hurstpierpoint (DM/17/0106) erection of a detached 5 bedroom dwelling with detached double garage. Revised design to approved dwelling under application DM/16/2731.
- (q) 118 Western Road, Hurstpierpoint (DM/17/0184) extension of a single storey rear extension extending beyond the rear wall of the original house by 3.2 metres, to a maximum height of 3.6 metres and of the height of the eaves to 2.8 metres.
- (r) Land Parcel North of Goddard Greens at 529078 121294, Cuckfield Road, Ansty (DM/16/5152) variation of condition 11 for the operational life to run for 25 years from the date of the first export of electricity instead of permission date, relating to planning application DM/15/1518.
- (s) 24 Cuckfield Road, Hurstpierpoint (DM/17/0394) extension of a single storey rear extension extending beyond the rear wall of the original house by 5.040 metres, to a maximum height of 3.095 metres and of the height of the eaves to 3.095 metres.
- (t) Mobile Home at Alders Farm, Brighton Road, Hurstpierpoint (DM/16/4199) proposed retention of an existing temporary dwelling for a further temporary period at Alders Farm for the use in the proper running of the farm.  
HPP&SCPC RECOMMENDATION: Refusal – Appropriate agricultural use not demonstrated. Does not conform to Local Plan Policy C1 and C10. The Parish Council supports all the objections made by both Hurstpierpoint Society and South Downs Society. The Parish Council request that the temporary dwelling is dismantled and the site is cleared and restored.
- (u) Land South of A2300, Burgess Hill (DM/17/0289) non material amendment to application 13/01618/OUT to vary condition 2 by removing parameter plan 30425-PL-102C and replacing it with parameter plan 30425-PL-102F.
- (v) Danny Lodge, New Way Lane, Hurstpierpoint, BN6 9BA (SDNP/17/00498/HOUS) minor detailed changes to the external design of the 'link' building between the existing lodge and the 'barn' extension, in order to improve the appearance and functionality of the link.
- (w) The Pest House, Bedlam Street, Hurstpierpoint, BN6 9EW (SDNP/17/00571/HOUS) minor alterations to existing north dormer.
- (x) Land Adjacent to Ladymead Care Home, Albourne Road, Hurstpierpoint (DM/16/5369) demolition of existing building and erection of 3 no. two bedroom terraced houses with car parking.  
HPP&SCPC RECOMMENDATION: Refusal – overdevelopment in the Conservation area. Width of access not suitable for increased traffic therefore request a visit from Highways rather than a desk top study. If the application was to be approved we request conditions: - Protect the eastern boundary wall, which should be reinstated to the same height if damaged in the demolition of the adjoining building. All development vehicles to park on the application site.

**P16/093.2. Refused:** the Committee noted refusals by MSDC:

- (a) 17 Furzeland Way, Sayers Common (DM/17/0923) non material amendment to application DM/16/3151 – door now provided to north elevation.

**P16/093.3. Withdrawn:** the Committee noted withdrawn applications:

- (a) 1 and 2 Cobbs Cottages, Twineham Lane, Albourne (DM/17/02950).
- (b) Wolstonbury Farm, New Way Lane, Hurstpierpoint, BN6 9BB (SDNP/17/00505/FUL)
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**P16/093.4. Appeals:** the Committee noted the lodging and results of appeals:

(a) Pakyns Garden Cottage, Albourne Road, Hurstpierpoint (14/03414/FUL) Appeal withdrawn: erection of 12 dwellings, comprising 1 x 5 bed, 7 x 4 bed, 2 x 3 bed and 2 x 2 bed (flats over garages) together with associated access and landscaping - APP/D3830/W/15/3131527.

**P16094. Information Items:** The Committee was asked to note the following and comment were required:

(1) **MSDC Local Validation List:** Consultation running from 10 March – 7 April 2017

(2) **Rampion Offshore Wind Farm:** Media release 10 March 2017

There being no other business the meeting closed at 9.14 pm

Chairman

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