

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

Committee Members Present:

Martin Machan – Chairman	Malcolm Llewellyn
Rosemary Burns	Bob Sampson
Stephen Hand	Steve Whitehead
Rodney Jackson	Allan Brown
Tony Lank	David Evans
John Lowman	

Also Present:

Charlotte Kempson – Assistant Clerk
2 members of the public

P17/012. Apologies for Absence and Declarations of Interest: The following apologies for absence were received before the meeting and accepted: Julia Shorrocks.

The following members declared a personal interest: Martin Machan (item P17/017.10. 145 High Street, Hurstpierpoint, BN6 9PU (DM/17/2313)). John Lowman (item P17/017.1. Furlong House, Pitt Lane, Hurstpierpoint, BN6 9QA (DM/16/3286)).

P17/013. Minutes of the Planning Committee meeting held on 1 June 2017: The Committee agreed that minute P17/009.4. 9 Chalkers Lane, Hurstpierpoint, BN6 9LR (DM/16/2987) required amending to read, Recommendation: Permission is granted.

P17/014. Matters arising from the Meeting of the Planning Committee held on 1 June 2017: There were no matters arising.

P17/015. 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.

P17/016. 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:

P17/016.1. 187 Cuckfield Road, Hurstpierpoint, BN6 9RT (DM/17/1412) proposed single storey side and rear extension, amended plans received 24.05.2017

RECOMMENDATION: Permission is granted.

P17/016.2. 45 High Street, Hurstpierpoint, BN6 9TT (DM/17/2072) single storey rear extension to replace existing conservatory. Amended plans 30.05.2017.

RECOMMENDATION: Permission is granted.

P17/016.3. 21 Cuckfield Road, Hurstpierpoint, BN6 9RP (DM/17/2398) (T1) Norway spruce – fell. (T2) Fig – reduce crown by 1.5m.

RECOMMENDATION: Permission is granted.

P17/016.4. St Georges House, Hassocks Road, Hurstpierpoint, BN6 9QH (DM/17/2412) T1 – Holm – reduce height by 2.5-3 metres.

RECOMMENDATION: Permission is granted.

P17/016.5. 9 Brown Twins Road, Hurstpierpoint, BN6 9XT (DM/17/2426) proposed single storey rear extension and replace existing conservatory to form new extension on existing footprint.

RECOMMENDATION: Permission is granted.

P17/017. Planning applications - Committee decision: The Committee was asked to consider the following and make RECOMMENDATIONS to the Planning authority:

P17/017.1. Furlong House, Pitt Lane, Hurstpierpoint, BN6 9QA (DM/16/3286) the erection of a single detached dwelling together with driveway and associated hard and soft landscaping works (amended plans and tree report 25th May 2017). An issue was raised that the application had been given permission before the Committee were able to comment and make a recommendation to MSDC.

RECOMMENDATION: The Parish Council were unable to comment as the application had already been granted permission.

P17/017.2. 24 Orchard Way, Hurstpierpoint, BN6 9UB (DM/17/1363) proposed rear extension and convert the detached garage into an office/storeroom, supporting information received 19.05.2017 and amended plans received 24.05.2017.

RECOMMENDATION: The Parish Council were unable to comment as the application had already been granted permission.

P17/017.3. Clifford Lodge, 5 High Street, Hurstpierpoint, BN6 9TT (DM/17/2235) Replacement boundary wall to front elevation with low masonry wall, painted metal railings fixed between rendered and painted masonry piers. Replacement path to front door and patio to rear. Existing concrete patio and path surface replaced with limestone tiles. Two sheds at the bottom of the garden.

RECOMMENDATION: Permission is granted.

P17/017.4. Clifford Lodge, 5 High Street, Hurstpierpoint, BN6 9TT (DM/17/2529) landscaping proposals to include a new front boundary wall, gate and railing with a path to front door. Proposed patio to the rear and two storage sheds.

RECOMMENDATION: Permission is granted.

P17/017.5. The Bothy, Oaklands Park Farm, North High Hatch Lane, Hurstpierpoint, BN6 9LH (DM/17/2263) formation of a roof dormer window unit to east facing roof slope, to increase floor space for storage purposes.

RECOMMENDATION: No comment.

P17/017.6. South Lodge, South Avenue, Hurstpierpoint, BN6 9QB (DM/17/2266) proposed two storey rear extension with Juliette balcony. New porch to front elevation. Proposed 1 no. dormer to front elevation and 2 no. dormers to side elevation to replace existing roof lights. Blocking up existing window and door to side elevation (amendment to approval reference DM/16/3416).

RECOMMENDATION: Permission is granted.

P17/017.7. Wych House, Halton Shaws, Hurstpierpoint, BN6 9QT (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 Hassocks Road. Amended plans received 08.06.2017 showing reduction in footprint of dwelling and dwelling sited further from southwest and southeast boundaries of site. Two members of the public (being neighbours to the applicant property) spoke in opposition to the application. The Committee raised concern over the safety of access to the property during and after construction of the proposed dwelling.

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. Insufficient parking and turning space. Concerns were raised over the safety of the access point and whether a traffic management plan would be sufficient to deal with construction vehicles.

P17/017.8. 95 and 97 High Street, Hurstpierpoint, BN6 9RE (DM/17/2213) replacement of eight windows at ground floor level following significant fire damage. Like for like replacement aside from the use of double rather than single glazed window panes.

RECOMMENDATION: Permission is granted.

P17/017.9. 154 Cuckfield Road, Hurstpierpoint, BN6 9SD (DM/17/2272) proposed single storey rear extension and a part two storey rear extension.

RECOMMENDATION: Permission is granted.

P17/017.10. 145 High Street, Hurstpierpoint, BN6 9PU (DM/17/2313) retrospective application to consider extensions and alterations to building, which vary from planning permission DM/16/5175. The Committee raised concerns over the works not being in accord with the planning consent given to the application and conditions not being adhered to.

RECOMMENDATION: Refusal – Conditions relating to the application have not been adhered to and the works carried out do not accord with the planning consent in relation to the roof. Concerns over the boundary of the building onto the pavement, materials used not in keeping with the Conservation Area. The Committee agreed with the comments made by the MSDC Conservation Officer.

P17/017.11. 2 Well Cottages, Albourne Road, Hurstpierpoint, BN6 9ET (DM/17/2322) proposed two storey side extension and front porch (amended description 12.06.2017)

RECOMMENDATION: Permission is granted.

P17/017.12. 68 Nursery Close, Hurstpierpoint, BN6 9WA (DM/17/2392) pitched roof two storey side extension and single storey rear extension to existing detached house.

RECOMMENDATION: Permission is granted.

P17/017.13. Northbrooks, Danworth Lane, Hurstpierpoint, BN6 9LW (DM/17/2485) application for determination as to whether prior approval is required for the change of use of the farm building at Northbrooks from agricultural to residential and for the associated building works.

RECOMMENDATION: Prior approval is required so it can be determined on planning grounds. The Committee expressed their recommendation would be: Refusal – contrary to Neighbourhood Plan Policy Countryside HurstC3 – Local Gaps and Preventing Coalescence.

P17/017.14. 8 Dunlop Close, Sayers Common, BN6 9SL (DM/17/2489) roof ridge alteration and provision of dormer window unit to rear south facing roof slope.

RECOMMENDATION: Permission is granted.

P17/017.15. 8 Dunlop Close, Sayers Common, BN6 9SL (DM/17/2493) conversion of attached garage to habitable use. A discussion took place regarding the condition on the properties restricting areas of land – parking spaces, turning facilities and garages - to be used other than for parking, turning and garaging.

RECOMMENDATION: Refusal – insufficient parking.

A Restrictive Planning Condition set on 11th February 1993 was imposed under application HP/009/93 – The areas of land (parking spaces, turning facilities and garages) so provided shall not thereafter be used for any purpose other than parking, turning and garaging of vehicles.

P17/017.16. Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS (DM/17/2501) conversion of 3 no. boarding rooms at second level to provide staff flats.

RECOMMENDATION: Permission is granted.

P17/017.17. Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS (DM/17/2502) conversion of 3 no. boarding rooms at second level to provide staff flats.

RECOMMENDATION: Permission is granted.

P17/017.18. Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS (DM/17/2448) alteration of existing Pre-Prep and Prep School car park to provide secondary exit to highway and associated alterations.

RECOMMENDATION: Permission is granted.

P17/017.19. Co Op Welcome, 95 High Street, Hurstpierpoint, BN6 9RE (DM/17/2434) proposed single storey extension in rear yard and new timber enclosure for plant area.

RECOMMENDATION: Permission is granted.

P17/017.20. Pakyns Garden Cottage, Albourne Road, Hurstpierpoint (DM/17/2550) proposed new entrance from existing private drive. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

RECOMMENDATION: No comment.

P17/017.21. Hornsdene Farm House, Pookbourne Lane, Sayers Common, BN6 9HD (DM/17/2600) change of use of outbuilding to self-contained dwelling house.

RECOMMENDATION: Permission is granted with a condition that the ownership be tied to the main house.

P17/017.22. Barn Southwest of Pakyns House, Bullfinch Lane, Hurstpierpoint (DM/17/2608) application for determination as to whether prior approval is required for the change of use of an agricultural barn to a dwelling house.

RECOMMENDATION: Prior approval is required so it can be determined on planning grounds. The Committee expressed their recommendation would be: Refusal – contrary to Neighbourhood Plan Policy Countryside HurstC3 – Local Gaps and Preventing Coalescence

P17/018. MSDC Planning Decisions: (All as HP&SCPC recommendation, except where noted.)

P17/018.1. Granted: the Committee noted permissions granted by MSDC:

(a) Wearmaster House, Malthouse Lane, Hurstpierpoint (DM/17/1656) proposed variation of condition 1 of planning application DM/17/0572 to amend the layout of the development.

(b) 143 Western Road, Hurstpierpoint (DM/17/1619) T1: Conifer – fell.

(c) 31 Cuckfield Road, Hurstpierpoint (DM/17/1519) removal of existing UPVC conservatory and replacement with new brick extension, revision of previously approved scheme under reference DM/16/5440.

(d) 3 Berrylands Cottages, London Road, Sayers Common (DM/17/1569) two storey rear extension, front porch and internal reconfiguration.

(e) Whistlers, Abberton Field, Hurstpierpoint (DM/17/1931) T1: Cypress – fell

HP&SCPC RECOMMENDATION: No decision could be made because the information was not available on the Planning authority website in time for the meeting.

(f) The Bothy, Oaklands Park Farm North, High Hatch Lane, Hurstpierpoint (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. Description amended 30.03.2017 to include proposed extension of domestic curtilage.

HP&SCPC RECOMMENDATION: Refusal: contrary to Neighbourhood Plan Countryside Policy C1 (conserving and enhancing character).

(g) North End House, Marchants Close, Hurstpierpoint (DM/17/1952) proposed single storey rear extension.

(h) 187 Cuckfield Road, Hurstpierpoint (DM/17/1412) proposed single storey side and rear extension, amended plans received 24.05.2016 showing reduced first floor balcony.

(i) 123 Western Road, Hurstpierpoint (DM/17/2096) T1 Cherry – fell. T2 Cherry – fell.

(j) Holy Trinity Church (C of E) High Street, Hurstpierpoint (DM/17/1858) T1: Willow (to front of property) – fell. T2: Cedar (to rear of property)- thin crown by 15%, cut up to 3 sub lateral branches back up to 2.4 metres.

(k) The Courtyard, 3 Paykns Court, Albourne Road, Hurstpierpoint (DM/17/2075) sycamore (T1) reduce crown by 2 metres and thin crown by 10%. Beech (T2) remove growth from stem base; reduce crown by 2 metres and thin crown by 10%. Sycamore (T3) reduce crown by 1 metre.

(l) 24 Orchard Way, Hurstpierpoint (DM/17/1363) proposed rear extension and convert the detached garage into an office/storeroom, supporting information received 19.05.2017 and amended plans received 24.05.2017.

(m) York Cottage, London Road, Sayers Common (DM/17/1891) demolition of existing conservatory and part existing semi-detached outbuilding. Construction of single storey rear, front and side extensions with associated hard and soft landscaping works.

HP&SCPC RECOMMENDATION: Refusal. The extended dwelling would be out of scale and is of poor design and contrary to the Local Plan policies H3 (d) and H9 (a) and (b).

(n) 2 Pakyns Court, Albourne Road, Hurstpierpoint (DM/17/2056) (T1) Beech – raise crown on driveway side to 4m. (T2) Cherry – raise crown on driveway side to 4m. (T3) Sycamore – raise crown on driveway side to 4m.

HP&SCPC RECOMMENDATION: No decision could be made because no application form had been published in time for this meeting.

(o) 9 Chalkers Lane, Hurstpierpoint (DM/17/2987) two storey and single storey rear and side extension (amended plans received 3 May 2017).

HP&SCPC RECOMMENDATION: Refusal. There was insufficient submitted information to enable a recommendation to be made.

(p) 74 Wickham Hill, Hurstpierpoint (DM/17/1621) proposed rear part single and part two storey orangery style extension.

(q) 12 St Georges Place, Hurstpierpoint (DM/17/1607) proposed first floor front dormer.

(r) The Old House, Mill Lane, Sayers Common (DM/17/1648) two storey pitched roof rear extension.

(s) Hope Lodge, 41 Hassocks Road, Hurstpierpoint (DM/17/1945) erection of single storey rear extension, extending beyond the rear wall of the original house by 4.5 metres, to a maximum height of 3.8 metres with a flat roof.

(t) 29 Willow Way, Hurstpierpoint (DM/17/1754) demolition of existing timber conservatory and part of existing outbuilding and erection of new single storey rear extension (amended plans received 14th June).

(u) Land Adjacent to Erskine Cottage, Brighton Road, Hurstpierpoint (DM/17/2230) discharge of planning condition no's 3,4,5,6 and 8 relating to planning application DM/16/4809 – ALL DISCHARGED EXCEPT CONDITION 6.

P17/018.2. Refused: the Committee noted refusals by MSDC: (All as HP&SCPC recommendation, except where noted).

(a) White Horse Lodge, Furzeland Way, Sayers Common (DM/15/4720) erection of 8 detached dwellings, creation of new access road from B2118 and associated landscaping and parking, following the demolition of white horse lodge and associated buildings.

(b) Oaklands, London Road, Sayers Common (DM/16/5562) outline application for the construction of four dwellings with means of access and layout to be determined.

(c) Wych House, Halton Shaws, Hurstpierpoint (DM/16/3778) construction of a pair of semi-detached, two storey, three bedroom dwellings with associated landscaping works and new highway access (re-submission of DM/16/1468).

Transport report and amended plans received 14.04.2017 showing reduction in gradient of proposed access and dwelling houses to be set at a lower level.

P17/018.3. Withdrawn: the Committee noted withdrawn applications:

(a) Hampton Lodge Cottage, Brighton Road, Hurstpierpoint (DM/16/4998)

P17/018.4. Appeals: the Committee noted the lodging and results of appeals:

(a) **Lower Brook, London Road, Sayers Common (DM/16/1458)** development of 11 chalets/bungalows, together with associated access and extensive local drainage solution – APP/D3830/W/16/3163801 - APPEAL DISMISSED.

There being no other business the meeting closed at 9.22 pm

Chairman
