

**MINUTES** of the meeting of the **Planning Committee** on Thursday 6 October 2016 held at 8.00 pm in the Village Centre, Trinity Road, Hurstpierpoint.

**Committee Members Present:**

Rosemary Burns - Chairman  
David Evans  
Rodney Jackson  
Steve Whitehead

Martin Machan  
Tony Lank  
Bob Sampson

**Also Present:**

Charlotte Kempson – Assistant Clerk  
4 members of the public

**P16/036. Apologies for Absence and Declarations of Interest:** The following apologies for absence were received before the meeting and accepted: Allan Brown, Amanda Geel, Judith Marsh, Julia Shorrocks, Stephen Hand and John Lowman. The following Members declared a personal interest: Bob Sampson (item P16/41.2 - Duke of York, London Road, Sayers Common, BN6 9HY (DM/160138)) Tony Lank (item P16/.40.7 - Recreation Ground, South Avenue, Hurstpierpoint, BN6 9QB (DM/16/4062)),

**P16/037. Minutes of the Planning Committee meeting held on 1 September 2016:** The Minutes were received and accepted by the Committee and signed by the Chairman.

**P16/038. Matters arising from the Meeting of the Planning Committee held on 1 September 2016:** There were no matters arising.

**P16/039. 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.

**P16/040. 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 the following:

**P16/40.1. 5 Hannington Place, Hurstpierpoint, BN6 9XY (DM/16/3565)** Proposed single storey extensions the front and rear of the property and conversion of the garage into habitable space with a new pitched roof.

**RECOMMENDATION: Permission is granted.**

**P16/40.2. South Lodge, South Avenue, Hurstpierpoint, BN6 9QB (DM/16/3416)** Proposed single storey side extension to existing dwelling (amendment to approval reference DM/15/2262). Revised drawings received 09.09.2016 to show additional orangery extension to rear, porch to front and revised design to front and rear elevations of side extension.

**RECOMMENDATION: Permission is granted.**

**P16/40.3. Tanglewood, Abberton Field, Hurstpierpoint, BN6 9QD (DM/16/3853)** (T1) Lawson's Cypress – fell.

**RECOMMENDATION: Permission is granted.**

**P16/40.4. Dukeside, 4 Dukes Place, Sayers Common, BN6 9FJ (DM/16/3908)** Single storey side extension.

**RECOMMENDATION: Permission is granted.**

**P16/40.5. 108 College Lane, Hurstpierpoint, BN6 9AJ (DM/16/3956)** Proposed single storey rear extension, enlargement of existing first floor rear window, front porch, insertion of high level window and 2 x roof lights.

**RECOMMENDATION: Permission is granted.**

**P16/40.6. 2 South Avenue, Hurstpierpoint, BN6 9QB (DM/16/3938)** Demolition of an outbuilding and erection of a single storey side and rear extension to the existing dwelling.

**RECOMMENDATION: Permission is granted.**

**P16/40.7. Recreation Ground, South Avenue, Hurstpierpoint, BN6 9QB (DM/16/4062)** Lime T1441-T1446 and T348 – T352, crown lift 3 metres all aspects. Remove epicormics growth from main stem and crown break. Crown lift 6 metres over carriageway. Crown thinning 30% removing 1 – 3 metres of branch end length all over.

**RECOMMENDATION: Permission is granted.**

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**P16/041. Planning applications - Committee decision:** The Committee was asked to consider the following and make RECOMMENDATIONS to the Planning authority:

**P16/41.1. 9 Trinity Road, Hurstpierpoint, BN6 9UY (DM/16/3500)** Proposed two storey side extension and front porch.

**RECOMMENDATION: Permission is granted.**

**P16/41.2. Duke of York, London Road, Sayers Common, BN6 9HY (DM/16/0138)** Proposed extension and alterations to pub to form new kitchen area and managers flat and erection of 4 dwellings on part of existing car park. New parking area layout and landscaping. (Amended plans received showing revisions to proposed houses, public house and layout of site.

**RECOMMENDATION: Refusal. The design is out of character with the surrounding area, over development of the site and the numbers of parking spaces are insufficient.**

**It is contrary to the following Neighbourhood Plan Policies –**

**HurstC1 Conserving and enhancing character.**

**HurstH1 (a) Enhance the existing Settlement Pattern of the village.**

**HurstH1 (c) Sayers Common can enhance flood and drainage management in the village.**

**HurstH3 Sayers Common housing sites.**

**P16/41.3. The Old Barn, Unit 1, Cobbs Mill, Mill Lane, Sayers Common, BN6 9HN (DM/16/3715)** Proposed conversion of B1 to create new dwelling (class C3).

**RECOMMENDATION: Permission is granted.**

**P16/41.4. Wych House, Halton Shaws, Hurstpierpoint, BN6 9QR (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). 4 members of the public spoke objecting to the new development with issues relating to the access, parking and character of the proposed dwellings. The Committee then discussed the application and expressed concerns over the access and parking.

**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.**

**P16/41.5. Allingtons, 127 Western Road, Hurstpierpoint, BN6 9SY (DM/16/3867)** Demolition of existing conservatory and single storey extension to rear. Proposed single storey extension at rear, two storey extension to side. Front boundary wall works.

**RECOMMENDATION: Permission is granted.**

**P16/41.6. Martlet House Annexe, Hurstpierpoint College, College Lane, Hurstpierpoint, BN6 9JS (DM/16/3953)** Construction of floodlit all weather hockey pitch with fencing, car park and access path.

**RECOMMENDATION: Permission is granted.**

**P16/41.7. 26 Cuckfield Road, Hurstpierpoint, BN6 9SA (DM/16/3635)** Rear single storey extension and associated internal alterations.

**RECOMMENDATION: Refusal – Overbearing and un-neighbourly.**

**P16/41.8. 26 Cuckfield Road, Hurstpierpoint, BN6 9SA (DM/16/3638)** Rear single storey extension and associated internal alterations.

**RECOMMENDATION: Permission is granted.**

**P16/42. MSDC Planning Decisions:** (All as HP&SCPC recommendation, except where noted.)

**P16/42.1. Granted:** The Committee noted permissions granted by MSDC:

(a) New House Farm, Twineham Lane, Twineham (DM/16/3399) creation of cross-fall in field and drainage improvement.

(b) Washbrooks Family Farm, Brighton Road, Hurstpierpoint (DM/16/2721) Agricultural barn for storage, e.g. hay/straw/machinery.

(c) 41 Marchants Road, Hurstpierpoint (DM/16/3070) Single storey front extension attached to existing single garage. Roofing configured over existing and proposed construction.

(d) 17 Furzeland Way, Sayers Common (DM/16/3151) Proposed single storey rear extension replacing existing conservatory and relocation of conservatory to rear.

(e) 21 The Grange, Hurstpierpoint (DM/16/2773) Proposed single storey extension and internal adaptations.

(f) UK Cook Shop Ltd, 55 – 57 High Street, Hurstpierpoint (DM/16/2743) Change of use from A1/B1 to split A1/B1 and A5 and associated extraction services and new bin store to rear.

(g) Clifford House, 5 High Street, Hurstpierpoint (DM/16/2441) Proposed internal alterations to floor layout, new windows, new roof, new services, new front door and internal and external repair and redecoration. Demolition of existing (non-original) rear extension and construction of replacement extension.

HP&SCPC RECOMMENDATION: Refusal, Increase in footprint, bulk and size and support the Conservation Officer, Planning Services comments.

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(h) Clifford House, 5 High Street, Hurstpierpoint (DM/16/2442) Proposed internal alterations to floor layout, new windows, new roof, new services, new front door and internal and external repair and redecoration. Demolition of existing (non-original) rear extension and construction of replacement extension.

HP&SCPC RECOMMENDATION: Refusal, Increase in footprint, bulk and size and support the Conservation Officer, Planning Services comments.

(i) 124 High Street, Hurstpierpoint (DM/16/3103) Change of use from A1 (retail) to A3 (restaurants and cafes).

(j) Spotted Cow Cottage, Albourne Road, Hurstpierpoint (DM/16/2764) Alterations to fenestration and other associated internal and external works.

(k) Spotted Cow Cottage, Albourne Road, Hurstpierpoint (DM/16/2765) Alterations to fenestration and other associated internal and external works.

(l) Haviley Hey, 64 Wickham Hill, Hurstpierpoint (DM/16/3079) Loft conversion: new brick gable to the rear and two dormer windows with tile hung walls. New catslide roof to the front of the property with tile hung walls to match the existing property, new Velux roof lights. Enlarged kitchen window and side door.

(m) Big Edgerley Barn, College Lane, Hurstpierpoint (DM/16/1656) Alterations and extension of existing barn conversion to be converted for additional residential accommodation. Alterations to existing annexe to provide disabled accessible accommodation and home office.

HP&SCPC RECOMMENDATION: Refusal. An additional dwelling in the countryside, contrary to Neighbourhood Plan Policy HurstC1.

**P16/42.2. Refused:** The Committee noted refusals by MSDC:

(a) Wellesley House, Manor Road, Hurstpierpoint (DM/16/3356) Non-material amendment to planning application DM/15/4857 to amend window glazing ground floor north elevation and first floor west elevation.

**P16/42.3. Withdrawn:** The Committee noted withdrawn applications:

(a) Kents Farm, Malthouse Lane, Hurstpierpoint (DM/16/3707)

**P16/42.4. Appeals:** The Committee noted the lodging and results of appeals:

**Appeal result:** The Stables, Pookbourne Lane, Sayers Common, BN6 9HD (12/04343/FUL) Alterations to 1 no new building. Approved under planning application 12/01437/FUL.

Appeal dismissed, refusal to grant planning permission (*Ref: Planning Inspectorate letter 19 September 2016 APP/D3830/C/16/3146777*)

**P16/43. Street naming – Little Park Farm:** The Committee was asked to consider proposals for street names at the new Little Park Farm development. The development is by Bovis homes, for 140 houses. MSDC have requested suggestions from the Council. The Parish Council supports the use of names of local people (now deceased) for naming new roads in the Parish. Wherever possible the first and family names should be used. A list has been prepared by Cllr David Evans, as detailed in the BRIEFING NOTE. For information, Bovis Homes propose to market the development as 'Royal Charter Park'. (*Ref: MSDC Email Little Park street names-2 September 2016; BRIEFING NOTE Little Park Farm development, Suggested street names - 28 September 2016*). A discussion took place and the Committee agreed to use the surnames of the list. It was agreed the use of the full names would not be appropriate. The Committee requested that instead, a plaque should be placed in the development with information about each individual name used.

**RESOLVED: The Committee approved the use of the Surnames of the list of suggested street names for the Little Park Farm development.**

**P16/44. Information Items:** The Committee was asked to note the following and comment were required:

**(1) White Horse pub, Albourne Road:** A question had been raised about building works at the rear of the property, which is in a Conservation Area and for which no planning permission had been granted. The MSDC Planning Enforcement officer was advised and has investigated the matter. It transpired that the toilets were being rebuilt, on a like for like basis, but that permission would be required. MSDC have advised that a retrospective application for permission would be required. (*Ref: MSDC Jon Lavis - email 28 September 2016 – White Horse pub*)

**(2) Road closure - High Street: Sunday 4 December 2016:** An application has been made by the High Street Traders for a closure of the High Street between 13.00 and 19.00 hrs to facilitate their Christmas celebrations. The Committee was asked to confirm its support. (*Ref: MSDC email 23 September 2016 – High St Closure 4 Dec 2016*)

**RESOLVED: The Council has no objection to the road closure.**

There being no other business the meeting closed at 9.09 pm

Chairman

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