

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 3 December 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Leslie Campbell, Mark Higgins, Nick Owens and Victoria Standfast.

In Attendance: Deputy Clerk: Tracy Forte

P18/98 APOLOGIES FOR ABSENCE. Cllrs Judith Foot and Bill Hatton.

P18/99 DECLARATIONS OF INTEREST. There were no declarations of interest.

P18/100 MINUTES.

18/100.1 The Committee were asked to approve a proposed amendment to the minutes of the meeting held on 12 November 2018 (previously circulated) as follows in *italics*:

P18/92 APPLICATIONS

WSCC/045/18/HA Downlands Community School, Dale Avenue, Hassocks, BN6 8LP Outdoor Performance Area. Response: RECOMMEND APPROVAL. *The Committee does however offer its full support to the following comments submitted by the South Downs National Park Authority, regarding any possible light pollution from this proposed development.*

"...if any lighting is proposed, the development should include a full appraisal of such to consider what impact it may have on the dark skies of the National Park and if it is appropriate, and if so, if/how it should/can be mitigated to meet the lighting standards of the Institute of Lighting Professionals (ILP) for rural zones." SDNPA 9.11.18

The Committee AGREED to accept the proposed amendments to minutes of the meeting held on 12 November 2018 as above.

18/100.2 **RESOLVED** that the minutes of the meeting held on 12 November 2018, subject to the amendments as agreed above, be signed by the Chair as a true and accurate record of the meeting.

P18/101 PUBLIC PARTICIPATION – No members of the public were present

P18/102 APPLICATIONS

DM/18/4524 37 Clayton Avenue, Hassocks BN6 8HD Holly – Reduce crown by 3m. Sycamore (T3) – Remove 3 lower limbs. Sycamore (T2) – Remove lower limbs over garden back to trunk. Cherry – Fell. Response: RECOMMEND APPROVAL.

DM/18/4415 Former Royal Mail Hassocks Delivery Office, 36 Keymer Road, Hassocks BN6 8AA Part demolition and conversion of the former Royal Mail depot to create 178m sq. of A1 retail floor space on the ground floor, 5no. 3-bedroom townhouses with gardens, 2 no. 2-bedroom flats, 2 no. 1-bedroom flats, 1 no. 3-bedroom flat and 8no. parking spaces. Response: RECOMMEND REFUSAL. The

Parish Council is supportive of development on brownfield sites and would, in principle, support development on this particular site. However the Council considers that the proposed application represents gross overdevelopment of the site and is therefore contrary to policies DP 26: Character and Design of the District Plan and 8, Character and Design, of the Regulation 16, Hassocks Neighbourhood Plan. Furthermore the Council is strongly opposed to the limited parking provision for this proposed development. Downs View Road and Clayton Avenue have already been recognised as roads already considerably negatively affected by excessive parking. This has resulted in the inclusion of both roads in the current Traffic and Parking proposals lead by HPC in partnership with West Sussex County Council. The planned development allows only 8 parking spaces which is wholly inadequate for the number of bedrooms proposed. The parking provision is contrary to DP21: Transport of the District Plan, and is not consistent with the Residential Parking Standards as set out in the MSDC Development Infrastructure and Contributions SPD (Appendix 1, Figure 7). Based on the standards given, the Council would expect to see the provision of at least 18 parking spaces and 18 cycle spaces for this development, not 8 as is currently proposed. The western aspect in Downs View Road is also contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan, which respects the sub-localities within Hassocks.

DM/18/3814 7 Church Mead, Hassocks BN6 8BN Replacement of roof to create a habitable first floor space in the form of a chalet bungalow. Also ground floor extension to side elevation. (Amended plans received 06.11.2018). Response: RECOMMEND REFUSAL: Despite the proposed amendments, the Council maintains its previous comments. The design, due to its scale, form and bulk, conflicts with the character of the surrounding properties and results in an overbearing aspect which is contrary to DP26, Character and Design of the District Plan. It is also contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan, which respects the sub-localities within Hassocks.

DM/18/4300 15 Stanford Avenue, Hassocks BN6 8JH Proposed two storey rear extension with additional single storey extension to north flank. Response: RECOMMEND APPROVAL

DM/18/4528 33 Lodge Lane, Hassocks BN6 8LU First floor side extension. Extension and alterations to existing front and rear dormers. Porch and canopy to West elevation. Associated internal and external works. Elevations to be rendered. Roof to be clad with artificial slates. Response: RECOMMEND APPROVAL

DM/18/4610 76 Friars Oak Road, Hassocks BN6 8PY T1 Alder - reduce crown on Eastern side by up to 2 metres, raise crown on Eastern side to 4 metres. Response: RECOMMEND APPROVAL

DM/18/4604 73 Ockley Way, Hassocks BN6 8NF Proposed single storey rear conservatory. Response: RECOMMEND APPROVAL

DM/18/4591 8 Ockley Cottages, Hassocks BN6 8NX Restoration and renovation of the main agricultural barn and south lean-to, including removal of the east lean-to. Response: RECOMMEND APPROVAL

[DM/18/4730 4 Ewart Close, Hassocks BN6 8FJ](#) T1 - Holm Oak - thin by 25%. T2 Yew - remove. Response: Awaiting Tree Warden's response.

[DM/18/4680 10 Ockley Lane, Hassocks BN6 8BA](#) Proposed raised roof ridge and chimney stacks by 1.1m. The existing roof pitch of 45 degrees extended to form a new raised ridge height approx 1100mm above the existing ridge level. Response: Recommend Approval

P18/103 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P18/104 **DECISION NOTICES**

The following APPROVALS were noted:

DM/18/4271	20 Ockley Lane, Hassocks, BN6 8BB
DM/18/4110	6 Damian Way, Hassocks, BN6 8BH
DM/18/3816	2 Pound Gate, Hassocks, BN6 9LU
DM/18/4059	Westcroft, 9 Stanford Avenue, Hassocks

The following Certificate of Lawful use or Development (proposed) was noted:

DM/18/3322	21 Adastra Avenue, Hassocks, BN6 8DP
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The following Application Withdrawal was noted:

DM/18/3809	2 The Close, Hassocks BN6 8DN
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P18/105 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

P18/106 **DATE OF NEXT MEETING** Thursday 20 December at 7.30 pm

There being no other business the Chair closed the meeting at 8.30 pm

Signed..... Date.....