

## HASSOCKS PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Monday 14 October 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Bill Hatton, Nick Owens (Chair) and Bob Brewer (as substitute for Leslie Campbell.)

In Attendance: Parish Clerk: Ian Cumberworth

**P19/77 APOLOGIES FOR ABSENCE.** Cllrs Jane Baker and Leslie Campbell.

**P19/78 DECLARATIONS OF INTEREST.** There were no declarations of interest.

**P19/79 MINUTES.**

**RESOLVED** that the minutes of the meeting held on 23 September 2019 be signed by the Chair as a true and accurate record of the meeting.

**P19/80 PUBLIC PARTICIPATION.** There were no members of the Public present.

**P19/81 APPLICATIONS**

[LI/19/1292 Adastra Market & Delicatessen, 15 Keymer Road, Hassocks](#) New Premises Licence. [Public Notice](#) Response: RECOMMEND **APPROVAL**

[DM/19/3692 Ockley Manor Farm Cottages Ockley Lane Hassocks West Sussex BN6 8NX](#) New detached greenhouse with garden wall approximately 1.5m high and compost bays of concrete hard standing with oak sleeper walls. Response: RECOMMEND **APPROVAL**

[DM/19/3782 12 Badger Close Hassocks West Sussex BN6 8YF \(LDC\)](#) - Proposed loft conversion incorporating a rear flat roof dormer window. Response: **NOTED**

[DM/19/3186 29 Hurst Road Hassocks West Sussex BN6 9NL](#) Rear single storey extension and part two storey extension, new open porch at front entrance, two new windows to replace garage door and second front entrance. New side entrance with awning on East elevation, and a timber lean-to on West elevation. Detached garage with store to the front of the property. (Description updated 24.09.2019) Response: RECOMMEND **REFUSAL** The proposed development is contrary to DP26 Character & Design and Hassocks Parish Council Draft Regulation 16 Neighbourhood Plan Policy 9 Character and Design – 9.1 ‘should be of high quality design and layout’ and 9.10 ‘Positively responds to the vernacular character of the defined Local Townscape Character.

Members also expressed concerns over the proposed size and potential weight of the extension and detached garage and the impact it could have on the root system of the Copper Birch and the Oak tree respectively.

[DM/19/3855 20 Keymer Road Hassocks West Sussex BN6 8AN](#) Change of Use from A2 Financial Services to B1 (a) Offices. Response: RECOMMEND **APPROVAL**

[DM/19/2993 Bowley Funeral Services Ltd 30 Keymer Road Hassocks West Sussex BN6 8AN](#) Alterations to front of building to include an access ramp with enclosing dwarf wall, new coloured render and business sign. Changes to windows and doors with associated internal alterations. Response: RECOMMEND **APPROVAL**

[DM/19/3863 43 Adastra Avenue Hassocks West Sussex BN6 8DR](#) Conversion of existing garage and single storey infill extension to form new bedroom and shower room. Response: RECOMMEND **APPROVAL**

[DM/19/3953 46 Oak Tree Drive Hassocks West Sussex BN6 8YD](#) (LDC) -Garage conversion into garden room with storage space. – It was noted that this application had been withdrawn

[DM/19/4127 East Coombe North Bank Hassocks West Sussex BN6 8JG](#) T1-Wellingtonia- Remove Large low branch (originating at approx. 8m) over neighbours to East. Response: Awaiting tree officer report.

[DM/19/4063 26 Mackie Avenue Hassocks West Sussex BN6 8NL](#) Proposed extension to detached garage and new front porch. Response: RECOMMEND **APPROVAL**

[DM/19/4145 10 Chancellors Park Hassocks West Sussex BN6 8EZ](#) (LDC) Loft conversion with rear gable-end and side dormer. 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. Response: **NOTED**

[DM/19/4120 8 Woodland Road Hassocks West Sussex BN6 8HE](#) Proposed two storey side extension and alterations. Members noted correspondence received from a neighbour that had been submitted to both MSDC and HPC for consideration. Response: RECOMMEND **REFUSAL** this development represents a significant overdevelopment of the site and does not respect the scale and character of other properties therefore is considered contrary to Policy DP26 Character & Design. In addition it is contrary to Hassocks Parish Councils draft Regulation 16 Neighbourhood Plan Policy 9 Character and Design 9.6 and causes significant harm to amenities of existing nearby residents, including taking into account of the impact on, outlook, daylight and sunlight. The Chair had undertaken a site visit of the property and indicated that the proposal was likely to obscure the neighbours light in 3 rooms.

[DM/19/4126 3 Reed Close Hassocks West Sussex BN6 9FG](#) Single storey side extension. Response: RECOMMEND **APPROVAL**

**P19/82** **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

**P19/83** **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/2210	6 Farm Close, Hassocks BN6 8PJ
DM/19/3226	14 Wilmington Close, Hassocks BN6 8QB
DM/19/3481	12 Badger Close, Hassocks BN6 8YF

The following CONSENTS were noted:

DM/19/1463	Land Parcel adjoining 10, The Poplars, Hassocks
DM/19/3197	12 North Court, Hassocks, BN6 8JS

The following REFUSAL was noted:

DM/19/3673	Land West of London Road, Hassocks
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**P19/84** **PUBLIC PATH DIVERSION ORDER FP9C – Public Footpath Land at Hassocks Golf Club.** The Clerk advised Members the initial notification of the temporary closure of the above footpath had previously caused some confusion amongst some members therefore clarification was sought from the County Council PROW officer. We were advised that the initial notification informed members that the closure of the footpath

was to protect the safety of users under the Road & Traffic Act 1984. We were further advised that due to the ground conditions and the need to install safety fencing the provision of an alternative route during the period of closure would not be possible and there is no legal requirement for the developer to do this. The Council was further advised that MSDC were currently processing an application to permanently divert the path through the site onto new paths and footways provided as part of the development. This is the notice members are currently being requested to consider. Response: Recommend **APPROVAL** however it was noted that the Council were not consulted on the initial temporary closure and would have objected if having had the opportunity.

**P19/85 SOUTH DOWNS NATIONAL PARK AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION.** Members noted the contents of the correspondence from the SDNPA and indicated that they would wish to make representations particularly in relation to energy efficiency and the opportunity to encourage higher standards within the document. Members **RESOLVED** to delegate responsibility for the drafting of a response to Cllr Nick Owens in consultation with the Clerk

**P19/86 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda**

(i) DM/19/3655 - 25 Semley Road Hassocks West Sussex BN6 8PD Single storey rear extension with alterations. (Revised proposed elevations received 02.10.2019). The Clerk reported that this previously considered Planning Application was being re-consulted on due to a reduction in the height of the extension. The closing date for submissions was Wednesday 31 October and the Planning Officer had not been able to permit an extension for the Parish Council on this occasion, therefore it would be too late to consider this at the next meeting. Given that the Planning Committee had previously Recommended Approval on this application and the amendment was a reduction in height, the Clerk invited the Committee to note that a response would be submitted on behalf of HPC as follows 'due to the limited time frame this application will not be reconsidered and the previous comments therefore remain unchanged.' This was noted by the Committee.

(ii) Cllr Owens drew member's attention to a current national consultation 'The Future Home Standards' which is reviewing the current standards set out within Building Regulations with regard to energy efficiency. The closing date for the consultation is 10<sup>th</sup> January 2020. Cllr Owens sought member's views as to whether the Council wished to provide a response to this consultation. Members indicated they would and a further paper should be brought back to Planning Committee at a future date setting out any proposed response for consideration.

**P19/87 DATE OF NEXT MEETING.** Monday 4 November 2019.

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

Signed.....

Date.....