

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held virtually on Monday 7 December 2020 at 7.30pm

Attendees: Parish Councillors: Jane Baker, Kristian Berggreen, Leslie Campbell, Bill Hatton, Nick Owens (Chair) and Claire Tester.

In Attendance: Deputy Clerk: Tracy Forte
2 members of the public.

- P20/110 APOLOGIES FOR ABSENCE.** Apologies were received from Cllr Robert Brewer.
- P20/111 DECLARATIONS OF INTEREST.** There were no declarations of interest.
- P20/112 MINUTES.** It was **RESOLVED** that the minutes of the meeting held on 16 November 2020, be signed by the Chair as a true and accurate record of the meeting.
- P20/113 PUBLIC PARTICIPATION.** Mr Edmund Gemmell spoke in support of application SDNP/20/04971/HOUS Hillside Cottage Underhill Lane Clayton BN6 9PJ. Mr Gemmell provided the Committee with some background information on the application. He explained that the purpose of the annex was to provide living accommodation for his wife's mother to enable the family to provide company and support for her in the future. As for many families during this difficult year, the need for such provision has become even more crucial for elderly parents who were living alone. Mr Gemmell informed the Committee that the annex would mirror the existing wing of the house and would be of a conservative design to blend in using similar building materials as the main house. There would be a shared patio area between the two buildings.
- P20/114** The Chair proposed considering Applications SDNP/20/04971/HOUS and SDNP/20/04972/LIS Hillside Cottage Underhill Lane Clayton BN6 9PJ first. This was agreed by the Committee.
- P20/115 APPLICATIONS**
- SDNP/20/04971/HOUS Hillside Cottage Underhill Lane Clayton BN6 9PJ** Conversion of existing garage to form annex as ancillary accommodation. **Response:** RECOMMEND APPROVAL. With incipient global warming there is a risk in many properties, this one included, of the interior exceeding 25°C in a heatwave. Therefore it is recommended that steps are taken to mitigate the risks of overheating wherever possible.
- SDNP/20/04972/LIS Hillside Cottage Underhill Lane Clayton BN6 9PJ** Conversion of existing garage to form annex as ancillary accommodation. **Response.** RECOMMEND APPROVAL. With incipient global warming there is a risk in many properties, this one included, of the interior exceeding 25°C in a heatwave. Therefore it is recommended that steps are taken to mitigate the risks of overheating wherever possible.

The two members of the public left the meeting.

DM/20/4145 77 Chestnut Drive Hassocks West Sussex BN6 8AZ Loft conversion with rear dormer and two front roof lights. Side window at ground floor. (LDC). **Response:** NOTED

DM/20/4129 57 Dale Avenue Hassocks West Sussex BN6 8LP Proposed rear single storey extension plus the introduction of a further floor to offer four bedrooms, one en-suite and a family bathroom. **Response:** RECOMMEND REFUSAL. The design of the proposed extension is lacking respect for the character and scale of the surrounding buildings. Hassocks Parish Council considers the application to be contrary to Policy 9 of the Hassocks Neighbourhood Plan and Policy DP26 of the District Plan, Character and Design. The proposed dwelling would have a negative impact on neighbouring properties and the current street scene, therefore making it contrary to principles DG49 and DG50 of the Mid Sussex Design Guide.

DM/20/4146 Malthouse Barn Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9JZ Additions and alterations to the main house including a south facing extension with an eyebrow tiled roof. An infill extension on the west elevation with a new internal staircase and access to the boiler from inside the house as an alternative to the existing external boiler room. **Response:** RECOMMEND APPROVAL.

DM/20/3810 40 Hurst Road Hassocks West Sussex BN6 9NL Demolition of existing detached garage/storage building. Two storey side extension. Single storey rear extension and erection of detached oak framed double garage. **Response:** RECOMMEND APPROVAL subject to the Tree Officer being satisfied that the proposed double garage will not have a negative impact on the nearby Oak Tree (T3).

DM/20/4027 47 Chestnut Drive Hassocks West Sussex BN6 8AZ Creation of new window opening in first floor north-west facing wall. **Response:** RECOMMEND APPROVAL subject to the Case Officer being satisfied that there is no undue overlooking of the adjacent garden from the proposed window.

DM/20/4199 8 Meadows Hassocks West Sussex BN6 8EH Replace conservatory with a single storey pitched roof extension. **Response:** RECOMMEND APPROVAL.

DM/20/4207 52 Manor Avenue Hassocks West Sussex BN6 8NQ Proposed loft conversion, hip to gable, creation of rear box dormer, roof lights to front elevation. (LDC). **Response:** NOTED.

DM/20/4253 58 Keymer Road Hassocks West Sussex BN6 8AR Change of use of existing shop, storage and office to dwelling (ground floor flat) with provision of entrance door and window (new) to bedroom area. Existing shop use retained to frontage. (General Permitted Development) **Response:** NOTED.

DM/20/4287 Budgens 1 - 4 Orion Parade Hassocks West Sussex BN6 8QA New external refrigeration unit to the rear of building. **Response:** RECOMMEND APPROVAL subject to the Environmental Officer being satisfied that the noise levels generated by the refrigeration unit will not be detrimental to the amenities of neighbouring residents.

P20/116 APPLICATIONS FOR DISCHARGE OF PLANNING CONDITIONS.

DM/20/4312 [Discharge of condition 11 in relation to DM/19/0279](#) 34 Keymer Road Hassocks West Sussex BN6 8AN. NOTED

DM/20/4208 [Discharge of conditions 3 and 7 of application DM/17/2611.](#) Mama Ghanoushe 31 Keymer Road Hassocks West Sussex BN6 8AG. NOTED

P20/117 RESOLVED that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P20/118

PLANNING AUTHORITY DECISION NOTICES

The following decisions were noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
DM/20/3676 Land in centre of Sweetlands, Hassocks, West Sussex BN6 8LZ	Recommend Approval	Permission Granted
DM/20/3839 4 Flowers Close, Hassocks BN6 8FF	No Objection	Permission Granted
DM/20/3756 31 Dale Avenue, Hassocks BN6 8LP	Recommend Approval	Permission Granted
DM/20/3550 72 Keymer Road, Hassocks BN6 8QP	No Comment Submitted	Permission Granted
DM/20/3785 39 Damian Way, Hassocks BN6 8BJ	Recommend Approval	Permission Granted
DM/20/3353 20 Ockenden Way, Hassocks BN6 8HS	Recommend Approval	Permission Granted
DM/20/3225 27 Fir Tree Way, Hassocks BN6 8BU	Recommend Approval	Permission Granted.
DM/20/3728, 4 Priory Road, Hassocks BN6 8PS	Recommend Approval	Permission Granted
DM/20/3160 Land Rear of 16 The Quadrant, Hassocks BN6 8BP	Recommend Refusal	Permission Granted

P20/119

WEST SUSSEX TRANSPORT PLAN REVIEW SURVEY. Members were invited to agree a response on behalf of Hassocks Parish Council to the WSCC Transport Review Survey. A template copy of the survey was attached as Appendix 1 of the agenda. Councillors discussed each question and agreed responses for submission on behalf of Hassocks Parish Council. (Appendix 1)

P20/120

Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

P20/121

DATE OF NEXT MEETING. Monday 21 December 2020 at 7.30pm.

There being no other business the Chair closed the meeting at 9.00pm

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

**HASSOCKS PARISH COUNCIL
PLANNING COMMITTEE 7 December 2020**

West Sussex Transport Plan Survey Agreed Responses for online submission by the Deputy Clerk.

WEST SUSSEX TRANSPORT PLAN SURVEY DECEMBER 2020	Hassocks PC AGREED RESPONSES.
4 Key issues affecting the West Sussex Transport Plan	
How important do you think each of the following transport issues are in West Sussex?	
Tackling Climate Change issues priorities - Greenhouse gas emissions from transport:	<i>Very Important</i>
Tackling Climate Change issues priorities - Resilience of the transport network to the impacts of climate change:	<i>Very Important</i>
Supporting the Local Economy issues priorities - Network performance and connectivity (e.g. congestion and journey times):	<i>Not Very Important</i>
Supporting the Local Economy issues priorities - Accommodating planned development and regeneration:	<i>Not Very Important</i>
Supporting the Local Economy issues priorities - Impacts of COVID-19 on the economy and travel behaviour:	<i>Very Important</i>
Transport options and interchange facilities (e.g. bus stops and stations) are limited or not accessible:	<i>Very Important</i>
Employment, education, healthcare and services are not available locally (i.e. within walking and cycling distance):	<i>Fairly Important</i>
Cost of using the transport system:	<i>Very Important</i>
Digital connectivity is limited or not available:	<i>Very Important</i>
Improving Safety, Security and Health issue priority - Road safety is no longer improving:	<i>Fairly Important</i>
Improving Safety, Security and Health issue priority - Transport network impacts on poor public health and well-being:	<i>Fairly Important</i>
Improving Safety, Security and Health issue priority - Healthy travel choices are not available:	<i>Very Important</i>
Improving Safety, Security and Health issue priority - The perception of risk means that walking, cycling and public transport are not viable options:	<i>Very Important</i>
Protecting the Environment and Quality of Life issue priority - The impacts of the transport network on the local natural and built environment:	<i>Very Important</i>
5 Are there any other key issues that you think are missing from the list above? Please provide your comments below. Please use this box to provide any other comments about key issues you think are missing from the previous question:	<ul style="list-style-type: none"> • <i>Encourage carbon neutral bus and other multi passenger vehicle use, by providers of services. (this, rather than specifying electric, which is an unnecessary limitation)</i> • <i>Actively encourage transport manufacturers of these vehicles to set up businesses in West Sussex as part of Economic Development, not just to support Economic Development</i> • <i>Provide improved services both inter village (from the village centre) and between Brighton and the Hospitals. (Because we are</i>

	<p><i>adjacent to East Sussex, we need more frequent links to Brighton and also to Ditchling); specifically, provide very frequent carbon neutral bus linkage between Henfield – Albourne – Hurst – Hassocks Train station – Ditchling, since new housing in Henfield is promoting access to Hassocks train station as a selling point.</i></p> <ul style="list-style-type: none"> <i>Develop an interchange Hub at Hassocks Station.</i> <p><i>Most of the above are aspirations or objectives in our Hassocks Business Plan or in the Neighbourhood Plan.</i></p>
6 Tackling Climate Change	
Please rank the following interventions for Tackling Climate Change in order of priority.	
<ul style="list-style-type: none"> Encourage use of sustainable modes of transport: 	5
<ul style="list-style-type: none"> Transition to zero emission vehicles: 	6
<ul style="list-style-type: none"> Reduce car ownership through car clubs / shared ownership: 	7
<ul style="list-style-type: none"> Develop car free urban centres: 	9
<ul style="list-style-type: none"> Reduce the need to travel through high quality digital connectivity e.g. home working and online service access: 	1
<ul style="list-style-type: none"> Reduce the need to travel by ensuring new developments, places of work, education, facilities and services are located close together: 	2
<ul style="list-style-type: none"> Adapt infrastructure to the impacts of a changing climate: 	8
<ul style="list-style-type: none"> Support habitat creation to mitigate residual greenhouse gas emissions: 	3
<ul style="list-style-type: none"> Maximise the re-use or recycling of materials in construction, and consider the carbon impacts of new materials for construction: 	4
<ul style="list-style-type: none"> Other: 	10
Please specify your other possible intervention:	<i>Encourage home working by other measures than digital connectivity such as home design including parking for commercial vehicles.</i>
7 Supporting the Local Economy possible interventions	
Please rank the following interventions for Supporting the Local Economy in order of priority.	
<ul style="list-style-type: none"> Increase highway capacity in towns: 	-
<ul style="list-style-type: none"> Increase highway capacity on the main road links between economic centres along the West Sussex coast e.g. the A27 and A259: 	-
<ul style="list-style-type: none"> Increase highway capacity on the main road links between economic centres in the north and south of the county i.e. the A23 and A24: 	-
<ul style="list-style-type: none"> Improve the capacity, speed, quality and reliability of rail services between West Sussex and London: 	4
<ul style="list-style-type: none"> Improve the connectivity, quality and reliability of rail services between towns in West Sussex and other regional economic centres such as Southampton, Guildford or destinations in Kent: 	3

<ul style="list-style-type: none"> Supporting the Local Economy possible interventions ranking - Improve the quality of bus services to town centres and employment locations: 	2
<ul style="list-style-type: none"> Improve the quality and connectivity of cycling and walking connections to increase ease of access to town centres and employment locations: 	1
<ul style="list-style-type: none"> Develop a more efficient freight transport infrastructure (including collection centres) to reduce costs to businesses: 	-
<ul style="list-style-type: none"> Other: 	5
Please specify your other possible intervention:	<i>Improve digital connectivity and other incentives for home working</i>
8 Providing Access For All	
<ul style="list-style-type: none"> Improve digital connectivity so that there is wide online access to services: 	1
<ul style="list-style-type: none"> Improve the provision of services locally (e.g. local libraries, health care facilities, shops and jobs) to enable physical access: 	2
<ul style="list-style-type: none"> Improve the coverage of local bus services to enable wide access: 	5
<ul style="list-style-type: none"> Improve the coverage of community transport services to enable wide access: 	6
<ul style="list-style-type: none"> Reduce the cost of public transport: 	8
<ul style="list-style-type: none"> Improving the accessibility to public transport services so public transport is accessible to all: 	7
<ul style="list-style-type: none"> Improve facilities for pedestrians: 	3
<ul style="list-style-type: none"> Improve facilities for cyclists: 	4
<ul style="list-style-type: none"> Improve access to car clubs and mobility solutions (e.g. ride-hailing, ride-sharing): 	9
<ul style="list-style-type: none"> Improve the ease of car access and parking facilities within service centres: 	-
<ul style="list-style-type: none"> Other: 	-
Please specify your other possible intervention:	
9 Improving Safety, Security and Health	-
<ul style="list-style-type: none"> Use engineering measures to reduce accidents (e.g. improving junction and road layouts, traffic calming): 	-
<ul style="list-style-type: none"> Promote and enforce traffic laws: 	-
<ul style="list-style-type: none"> Give higher priority to cycling and walking facilities (e.g. segregated facilities): 	2
<ul style="list-style-type: none"> Promote active travel such as walking and cycling, and provide training opportunities: 	3
<ul style="list-style-type: none"> Use school street closures at drop-off/pick-up times: 	-
<ul style="list-style-type: none"> Ensure there is ample space on footways and cycleways to enable social distancing to mitigate the risk from COVID-19: 	6
<ul style="list-style-type: none"> Work with local organisations, transport providers and Sussex Police to improve safety by tackling crime and the fear of crime in relation to travel: 	8
<ul style="list-style-type: none"> Reduce transport related air, noise and light pollution to reduce health impacts: 	1
<ul style="list-style-type: none"> Other: 4 	4

Please specify your other possible intervention:	<i>Reduce speed limits - these should be a maximum of 40mph on all rural roads excluding motorways to make it safer for cyclists, pedestrians and horse-riders, especially Ockley Lane, Keymer and Underhill Lane, Clayton.</i>
10 Protecting the Environment and Quality of Life	
Protect the landscape, biodiversity and green infrastructure: 1	1
Improve access to the countryside: 5	5
Ensure people, wildlife and habitats are protected from the impacts of air pollution: 2	2
Ensure that traffic noise does not impact people or the wider environment: 3	3
Protect dark skies and minimise the impacts of light pollution: 4	4
Improve the 'streetscape' to ensure places are attractive to live in: 6	6
Other:	-
Please specify your other possible intervention:	-
11 Other comments	
Are there any other comments you would like to make about transport priorities for the review of the West Sussex Transport Plan? Please provide your comments below.	<i>None</i>
12 Are you happy to be included on our stakeholder database to receive further information about the West Sussex Transport Plan review?	Yes
13 Are you happy to be included on our stakeholder database for further information about future transport scheme consultations related to the West Sussex Transport Plan?	Yes
14 Which statement below best describes your response?	<i>Local Authority Response – Parish Council.</i>