

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 8 May 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Leslie Campbell (Chair)
Peter Gibbons
Sue Hatton
Nick Owens
Victoria Standfast

In Attendance: Tracy Bates Deputy Clerk
1 Member of the Public

17/770 APOLOGIES FOR ABSENCE: Councillor Bill Hatton, Councillor Judith Foot.

17/771 DECLARATIONS OF INTEREST: None

17/772 MINUTES.

RESOLVED that the minutes of the meeting held on 18 April 2017 as confirmed be signed by the Chairman,

17/773 PUBLIC PARTICIPATION.

Frank Rylance spoke in objection to planning application DM/17/1753 27 Damian Way. (Appendix 1) He also raised concerns regarding the Mid Sussex District Council process surrounding this application. The MSDC site letter was published on 28 April 2017 and neighbour notification letters were also posted on the same date. The latest date for final submission of comments was given as 5 May 2017, when approached about this MSCD acknowledged that this was an error and should have been 15 May 2017. Neighbours therefore were not aware of the additional time frame to comment.

17/774 The Chairman proposed changing the order of consideration of applications to consider application DM/17/1753 first and this was unanimously agreed.

17/775 APPLICATIONS

DM/17/1753 27 Damian Way, Hassocks BN6 8BH. Raising of front hip to gable. Response: RECOMMEND REFUSAL. This proposed extension would be out of keeping with the character and design of the street scene which has remained unchanged since the road was originally built. The application is therefore contrary to Policy 8, Character and Design, of the Regulation 16 Draft Hassocks Neighbourhood Plan.

DM/17/1560 24 Stanford Avenue, Hassocks, BN6 8JJ. Single storey side/rear extensions. Response: RECOMMEND APPROVAL.

DM/17/1588 59 Ockley Way, Hassocks, BN6 8NF. Proposed front dormer to loft conversion in roof space. Response: RECOMMEND APPROVAL. Cllr Nick Owens abstained from voting.

DM/17/1661 6 The Close, Hassocks BN6 8DW. Single storey rear extension, alterations to extend roof to allow additional bedroom and bathroom, and replacement garage. Response: RECOMMEND REFUSAL. This proposed development is overbearing and represents overdevelopment of the site, and as such would detract from the visual amenity of the neighbouring property.

DM/17/1701 38 Adastra Avenue, Hassocks BN6 8DL. Proposed dormer to West elevation of roof. Response: RECOMMEND APPROVAL

DM/17/1821 54 Church Mead, Hassocks BN6 8BW. T6-Oak Tree – remove branch overhanging into 56 Church Mead (overhanging near above ground pool). Response: Awaiting Tree Warden’s report.

DM/17/1814 3 Friars Oak Road, Hassocks BN6 8PT Proposed loft conversion with two Velux to the front and dormer to the rear. (Members were made aware that this application had been submitted by a Hassocks Parish Councillor). Response: RECOMMEND APPROVAL

SDNP/17/00710/HOUS Fir Cottage, Spring Lane, Clayton BN6 9PN. Demolition of existing rear lean-to conservatory, kitchen and bathroom, and bay window, alterations to an existing single storey pitched roof to include solar panels with new attics roof accommodation; replacement garden room. (Amended drawings). Response: RECOMMEND APPROVAL.

17/776 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

17/777 **DECISION NOTICES**

The following APPROVALS were noted:

DM/17/0793	55 London Road, Hassocks, BN6 9NU
DM/17/0939	Cleavelands, 18 Lodge Lane, Hassocks
DM/17/0001	8 The Close, Hassocks, BN6 8DW
DM/17/1341	14 Flowers Close, Hassocks, BN6 8FF
DM/17/1079	Sussex Retro and Classic Cars Ltd, Keymer Garage, 107 Keymer Road, Hassocks
DM/17/1093	17A Keymer Road, Hassocks, BN6 8AD

The following WITHDRAWALS were noted:

DM/15/4609	Land West of London Road, London Road, Hassocks
DM/16/3491	12 Highlands Close, Hassocks, BN6 8LD
DM/17/1237	Keymer Rectory, 1 The Crescent, Hassocks
SDNP/16/00829/LIS	Oldland Mill house, Oldlands Lane, Hassocks.

The following APPEAL DISMISSAL was noted:

APP/D3830/W/16/3166242 Barn Cottage, Ockley Lane, Hassocks,
BN6 8NX

The grants of the following Certificates of Lawful Use or Development were noted:

DM/17/0929 5 Challow Close, Hassocks, BN6 8JW
DM/16/5678 12 Highlands Close, Hassocks, BN6 8LD

17/778 Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

17/779 Date of Next Meeting: 5 June 2017 at 7.30pm

There being no other business the Chairman closed the meeting at 8.40pm

Chairman..... Date.....

27 Damian Way – DM/17/1753

Frank RYLANCE, 23 Damian Way

- MSDC site letter was published 28/4/17 (note Bank Holiday weekend)
- Neighbour notification letters also sent on same date to two opposite and adjacent properties
- MSDC gave date for final receipt of comments as 5/5/17. They now admit that this was wrong and should have been 15/5/17
- Once aware, most neighbours felt that it was too late to comment
- On Friday 5 May no plans were available for inspection in the HPC offices
- Can HPC use its influence to raise these poor procedural issues with MSDC?

Previous application 14/02450/FUL

This application proposed a rear extension and a raising of the hip to roof line together with a long Dormer at the east elevation. The application stated that the finish would be tiled and in keeping.

The applicants were advised by MSDC that they would probably not be granted permission for a large Dormer of this nature along one side of the bungalow.

Subsequently the application was withdrawn (9/7/14) and the applicants proceeded to carry out the proposed alteration under the Permitted Development concession.

The result was an ugly, full sized Dormer, in grey PVC cladding along the side elevation.

Current Application DM/17/1753

The current application before you is for an additional extension this time to the front of the bungalow. The proposal is to raise one of the front hips to the roof level. Effectively, this would create one long roof level from front to rear.

27 Damian Way has been extended and 'Dormerised' to the point where it is now one of – if not – the largest properties on the street.

Damian Way is one of the last remaining 1950 bungalow developments in Keymer retaining its characteristic and untouched frontage.

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Whilst extensions and modest Dormer constructions have taken place to the side and rear of properties, this is the first application to affect the street scene and character.

In essence it will create the look of a very large chalet bungalow in the middle of an historic street of low rise bungalows and set a precedent.

If allowed, it will set a precedent where all sorts of alteration to frontages will destroy the unique character of this street.

Finally, this appears to be simply another stage in creeping development attempting to capitalise on the earlier permitted development.

For these reasons I would ask that the committee recommend rejection of the current application.