

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 6 March 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Leslie Campbell
Peter Gibbons
Bill Hatton
Sue Hatton
Nick Owens
Victoria Standfast

In Attendance: Tracy Bates – Deputy Clerk
2 members of the Public

17/680 APOLOGIES FOR ABSENCE: There were no apologies for absence.

17/681 DECLARATIONS OF INTEREST: During the consideration of application DM/ 17/0458, 16 The Close, Hassocks, Cllr Judith Foot declared a personal interest in applications DM/17/0458 and DM/17/0576. At this point she withdrew from consideration of this application.

17/682 MINUTES.

RESOLVED that the minutes of the meeting held on 13 February 2017 as confirmed be signed by the Chairman,

17/683 PUBLIC PARTICIPATION. The two members of the Public were attending regarding planning application DM/17/0458, they did not wish to make any comment.

The Chairman proposed changing the order of applications to consider application DM/17/0458 first. This was unanimously agreed

17/684 APPLICATIONS

DM/17/0458 16 The Close, Hassocks BN6 8DW. Removal of conservatory, garage and all shed structures. Single storey rear ground floor extension, roof conversion and replacement garage with storage. **RESPONSE:** Recommend Approval. Cllr Judith Foot withdrew from voting on this application.

The two members of the Public left the meeting.

DM/17/0109 St Francis Of Assisi Church, Priory Road, Hassocks. Side addition to hall to enlarge kitchen and provide storage. **Response:** RECOMMEND APPROVAL.

DM/17/0430 9 Clayton Park, Hassocks, BN6 8JQ. Demolition of front porch and erection of a single storey extension to the front and side of the property. Response: RECOMMEND APPROVAL.

DM/17/0516 New Close Farm, London Road, BN6 9ND. Variation of condition no. 7 of application DM/16/4063 to extend the time frame for demolition of the workshop and removal of debris and materials from 3 months to 2 years. Response: NOTED.

DM/17/0576 11 The Close, Hassocks BN6 8DW. Removal of existing conservatory and construction of side and rear single storey extensions. Judith Foot withdrew from the consideration and voting of this application. Response: RECOMMEND APPROVAL.

DM/17/0631 27 Farnham Avenue, Hassocks BN6 8NR. Single storey rear kitchen extension. Roof conversion to form bedroom and en-suite. Response: RECOMMEND APPROVAL.

DM/16/5000 Brookwood Place, Ockley Lane, Keymer, Burgess Hill RH15 0BS. Retrospective application for a single storey extension with balcony above. Response: RECOMMEND APPROVAL.

DM/17/0642 Beechwood, South Bank, Hassocks BN6 8JP. Single storey flat roofed Orangery rear extension, with flat roof lanterns. Response: RECOMMEND APPROVAL.

DM/17/0651 1 Willowbrook Way, Hassocks BN6 8LB. Part retrospective application for extensions to lower ground floor, ground floor and first floor, and renewal of whole house façade materials. Response: RECOMMEND REFUSAL. Despite modifications, this application is contrary to Policy 8: Character and Design, of the Regulation 16 Draft Hassocks Neighbourhood Plan. It would be an unneighbourly and significant overdevelopment which would dominate the properties to the south of the site. It would also necessitate the destruction of the mature trees on the southern side of the site. The application conflicts with Policies B1A, H9 and B1D of the Submitted Mid Sussex Local Plan and also with the Policies of the Hassocks Village Design Statement.

SDNP/17/00658/HOUS Pucks Lodge, Underhill Lane, Clayton BN6 9PL. To construct partial underground garage and store for private vehicle parking, storing garden machinery, cycle storage, personal equipment and modification of existing vehicle driveway within the curtilage of the property together with localised adjustments to existing associated landscapes. Response: RECOMMEND REFUSAL. The proposed application represents overdevelopment of the site and would be detrimental to the visual amenities of the locality, particularly given that this property is in the South Downs National Park. The proposal is also contrary to Policies 5 and 8 of the Regulation 16 Draft Hassocks Neighbourhood Plan and Policy DP16 of the Submitted Mid Sussex Local Plan.

SDNP/17/00853/HOUS Barn Cottage, Underhill Lane, Clayton BN6 9PL. Proposed conversion and extension of outbuildings and new double garage. Response: RECOMMEND APPROVAL

17/685 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

17/686 **DECISION NOTICES**

The following APPROVALS were noted:

DM/16/5536	47 Mackie Avenue, Hassocks, BN6 8NH.
DM/16/5541	6 Meadows, Hassocks, BN6 8EH.
DM/17/0324	Penlee, 52 Hurst Road, Hassocks.
DM/17/0257	Churchyard, St Cosmas and St Damian, Keymer Road, Hassocks.
DM/17/0057	Trees to rear of 1, 2, and 3 Flowers Close and adjacent to 14 Flowers Close, Hassocks.
DM/16/3385	Land at Weald House, Ockley Lane, Hassocks.
DM/16/5650	52-58 Keymer Road, Hassocks.
SDNP/16/05740/HOUS	Cottage Garth, Underhill Lane, Clayton, BN6 9PJ
SDNP/16/03572/FUL	Oldland Mill, Oldlands Lane, Hassocks, BN6 8ND.

The following REFUSAL was noted:

DM/16/5563	60 London Road, Hassocks, BN6 9NU
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The following WITHDRAWAL was noted:

DM/17/0182	17 Farnham Avenue, Hassocks, BN6 8NR
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17/687 **SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA) DRAFT CONSERVATION APPRAISAL OF CLAYTON.** (Previously circulated). Members were asked to consider the views of Clayton residents in response to the above document as agreed at the Planning Meeting held on Monday 13 February 2017 (Minute 17/651.1), and to agree a response from Hassocks Parish Council.

Cllr Jane Baker informed members that the general feeling amongst Clayton residents was that whilst the Appraisal Document recognised the positive aspects of Clayton, the document is an outdated report and fails to recognise the increase in volume and speed of traffic which passes through Clayton. It was also felt that when any maintenance or highways works is being carried out by West Sussex County Council Contractors, there is no special consideration given to the fact that Clayton is within the South Downs National Park.

Members supported the feeling that the report was outdated and it was **AGREED** that a response should be sent to the SDNPA on behalf of

Hassocks Parish Council. Cllr Jane Baker was asked to draft a response on behalf of the Committee for approval by the Chair and Vice Chair of the Planning Committee before being submitted by the Deputy Clerk.

17/688 MID SUSSEX DISTRICT PLAN. Members had been informed of the 'Interim Conclusions' of the District Plan Inspector as provided to Mid Sussex District Council (MSDC) on 20 February 2017, and the response from Mr Chris Tunnell, Interim Head of Economic Promotion and Planning, on behalf of MSDC. This was noted by the Committee.

17/689 HASSOCKS INFANTS SCHOOL – PROPOSED WARNING SIGN ADJUSTMENTS V4. Following comments and suggestions provided to West Sussex County Council (WSSC) by Hassocks Parish Council, a revised signage plan had been produced by WSSC, and members were asked to consider the amendments and whether any further comment is required.

Members were pleased to note that the amendments had acknowledged the comments and suggestions made by Hassocks Parish Council and Cllr Peter Gibbons was thanked for his contribution to this. Members AGREED that there was no need for any further comment, however it was of considerable concern that WSSC had produced the initial proposals without the correct understanding of the location of the Crossing Patrol. It was AGREED that the Council must be vigilant in checking the accuracy of any such proposals which are received in future from WSSC.

17/690 Date of Next Meeting. Monday 27 March 2017 at 7.30pm

There being no other business the Chairman closed the meeting at 8.50 pm.

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