

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 18 September 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Leslie Campbell, Bill Hatton, Victoria Standfast (Vice Chair)

Deputy Clerk: Tracy Bates

P17/62 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Jane Baker, Judith Foot and Cllrs Nick Owen.

P17/63 DECLARATIONS OF INTEREST. None

P17/64 MINUTES.

Mr Frank Rylance had requested an amendment to his comments in Public Participation at the meeting held on 29 August 2017. Mr Rylance asked that his comments be recorded as:

'There was one member of the Public present, Mr Frank Rylance who addressed the Committee on item 8 'New Street name' Mr Rylance proposed that the Committee put forward an alternative name for consideration: 'Youdecide Mews/Close.' This name would firstly, fulfil MSDC's diktat that the street name needs to be unique and secondly, that in time to come, when people questioned the history of the unusual street name they would be told that a group of courageous Planning Committee Members decided to take a stand against MSDC's approach to street naming. An additional benefit would be that Members would not have to spend further time in debating names that the District Council would in all probability, not put forward.'

The committee accepted these proposed changes and these were recorded on the minutes.

RESOLVED that, subject to the above changes, the minutes of the meeting held on 29 August 2017 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

P17/65 PUBLIC PARTICIPATION. There were no Members of the public present.

P17/66 APPLICATIONS

DM/17/2614 Keymer Stores 103A Keymer Road, Hassocks BN6 8QL.

Proposed lengthening of single storey rear extension, and erection of first floor extension above, to create self-contained two bedroom flat. Amended plans received 21.8.17 showing reduced extension size and rearranged internal layout. Response: RECOMMEND REFUSAL. Despite the amendments, the proposed application continues to be over development of the existing site and would have a detrimental, overbearing effect on the adjacent properties. The application is therefore contrary to sections 3 and 6 of Policy 8: Character and Design, of the Regulation 16 Hassocks

Neighbourhood Plan. There would also be additional pressure on the availability of already limited parking.

DM/17/3121 South Bank Lodge, Brighton Road, Hassocks. Erection of a single storey (with rooms in the roof) dwelling at rear of the site (instead of rear extension approved under DM/15/4964). Response: RECOMMEND REFUSAL. There is an inadequate amount of space for this proposed development and in addition, it represents overdevelopment of the site. Therefore the proposal is contrary to sections 3 and 6 of Policy 8, Character and Design, of the Regulation 16 Hassocks Neighbourhood Plan. The siting of the dwelling would result in the loss of parking places and the erection of such a dwelling would set a precedent for further similar applications in this location.

DM/17/3412 27 Hurst Road, Hassocks, BN6 9NL. Proposed replacement of existing dwelling and garage with 3 No. four bedroom detached dwellings with attached double garages including retention of existing access serving Plot 1 and formation of two new access points serving Plots 2 and 3. Response: RECOMMEND APPROVAL.

DM/17/3428 9 Ockenden Way, Hassocks, BN6 8HS Extend and convert existing roof to form 3 bedrooms together with single storey rear and flank extension, (following removal of garage) and replacement front porch. Response: RECOMMEND REFUSAL. This proposed application represents overdevelopment and would be detrimental to neighbouring properties. The proposal is therefore contrary to sections 3 and 6 of Policy 8, Character and Design, of the Regulation 16, Hassocks Neighbourhood Plan.

DM/17/3384 Land Parcel at Old Gas Works Keymer Road, Hassocks Demolition of pre-fabricated porta-cabin, derelict corrugated store and shipping container. Response: NOTED.

DM/17/3518 2 Bonny Wood Road, Hassocks, BN6 8HR. Proposed two storey rear extension, new pitch roof over existing flat roof with existing garage walls and roof to be raised. Response: RECOMMEND APPROVAL.

DM/17/3431 1 Elm Tree Close, Hassocks, BN6 8AU. Proposed single storey rear extension. (Lawful Development Certificate). Response: NOTED

DM/17/3595 6 Stonepound Ridge, Hassocks, BN6 8JG. Loft conversion with Sussex barn ends and dormers to front and rear, and front porch. Response: RECOMMEND APPROVAL.

SDNP/17/04364/FUL 1 and 2 Lodge Farm Cottages, Hassocks, BN6 8XP. Two storey rear extensions with new garages and single storey link. Response: RECOMMEND REFUSAL. The existing properties are modest agricultural dwellings which fit in with the rural character of the area. This application proposes the creation of two properties which are out of character and therefore contrary to Policy 8, Character and Design, of the Regulation 16, Hassocks Neighbourhood Plan.

P17/67 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P17/68 **DECISION NOTICES**

The following APPROVALS were noted:

DM/17/3049	14 The Close, Hassocks, BN6 8DW
DM/17/3064	9 Clayton Park, Hassocks, BN6 8JQ
DM/17/2969	Tennis Courts, The Parish Centre, Adastra Park, Keymer Road
DM/17/2565	25 Silverdale, Hassocks, BN6 8RD
DM/17/3035	18 Fir Tree Way, Hassocks, BN6 8BU

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

DM/17/2863	13 Damian Way, Hassocks, BN6 8BH
DM/17/3353	23 Woodsland Road, Hassocks BN6 8HG

The refusal of the following Certificates of Lawful Use or Development was Noted:

DM/17/2897	15 Kymer Gardens, Hassocks, BN6 8QZ
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The following response to application for discharge of planning condition was noted;

DM/172797	New Close Farm, London Road, Hassocks
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The following approvals of applications for non-material amendments were noted;

DM/17/3326	7 Abbots Close, Hassocks, BN6 8PH
DM/17/3273	Land at Weald Close, Ockley Lane, Hassocks

P17/69 NEW STREET NAME. At the previous Planning Meeting on 29 August 2017 Members agreed that John Saxby Place be proposed to MSDC as an alternative name for the development rear of 54-58 Keymer Road Hassocks. The Deputy Clerk reported that the developers had asked if the Council would consider Saxby Place instead of John Saxby Place, for simplicity. However as the Committee had selected John Saxby Place to recognise the achievements of a real person, the developers had been informed by MSDC that this was the preferred option for the Hassocks PC and that this was supported by MSDC.

P17/70 INFRASTRUCTURE PROJECTS - SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA) AREA. At the previous Planning Meeting on 29.8.17, Members had discussed and suggested four possible projects to consider for local infrastructure projects within the SDNP to support growth as identified in the emerging SDNP Local Plan.

- A273 Footpath Renovation Wolstonbury to Jack & Jill
- Footpath Lodge Lane/Dale Avenue to New Road.

- Traffic calming white gates Clayton
- Clayton Village Green – Hedge replacement scheme

Further research was to be carried out by the Clerk's office to ascertain whether these schemes would meet the criteria set out within the Community Infrastructure Levy funding mechanism before further work was undertaken to develop these. The Deputy Clerk informed Members that there had been some difficulty contacting the relevant Officer at the SDNPA to gain further information on the criteria for proposed infrastructure projects. She had managed to speak to SDNPA Planning Projects Officer that morning who had advised that all of the schemes could meet the criteria, however the crucial factor was the format of the applications, and the need to show that the schemes could meet the needs of the SDNP local plan and be related to infrastructure and growth within the park. The Committee discussed the level of detail required for the applications and it was agreed that this was a significant project requiring considerable research, in order to be certain of submitting projects which would stand a reasonable chance of meeting the criteria required. The closing date for applications being 29 September 2017.

Therefore it was AGREED that given the time frame available, it would not be possible to submit applications for this year. However, as this was likely to be an annual scheme, it was proposed that HPC could plan for this in advance and prepare for a future submission.

P17/71 DRAFT BUSINESS PLAN. Members considered revisions made by Cllr Nick Owens to the draft working document of the Business Plan elements relating to Planning. Some amendments were suggested to the draft and these would be circulated to the Planning Committee for consideration.

P17/72 Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda. None

P17/73 Date of Next Meeting: Monday 9 October 2017 at 7.30 pm

There being no other business the Chairman closed the meeting at 8.55pm.

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