

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held virtually on Monday 1 June 2020 at 2.30pm

Attendees: Parish Councillors: Jane Baker, Kristian Berggreen, Robert Brewer and Nick Owens (Chair).

In Attendance: Deputy Clerk: Tracy Forte

- P20/1 APOLOGIES FOR ABSENCE.** Apologies for absence were received from Cllrs Leslie Campbell and Bill Hatton.
- P20/2 DECLARATIONS OF INTEREST.** There were no declarations of interest. Cllr Nick Owens declared a personal interest in application DM/20/1596 17 Hurst Road Hassocks West Sussex BN6 9NJ.
- P20/3 MINUTES.** It was **RESOLVED** that the minutes of the meeting held on 9 March, be signed by the Chair as a true and accurate record of the meeting.
- P20/4 PUBLIC PARTICIPATION.** There were no members of the Public present.
- P20/5 APPLICATIONS**
- P20/6** [DM/20/1558 The summerhouse, Lodge Lane Hassocks West Sussex BN6 8NA](#) T1 - Larch - Fell, replace with smaller tree or bush. **Committee Response:** Awaiting Tree Warden's Report.
- [DM/20/1478 40 Parklands Road Hassocks West Sussex BN6 8JZ](#) Proposed rear extension and rear platform with steps to rear garden. Cllr Nick Owens abstained from voting on this application on the grounds that there was no indication as to how the proposed extension would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL
- [DM/20/1313 25 Dale Avenue Hassocks West Sussex BN6 8LP](#) Proposed single storey rear extension, associated raised terrace and extended timber fence panels on eastern boundary. Proposed rear extension and rear platform with steps to rear garden. Cllr Nick Owens abstained from voting on this application on the grounds that there was no indication as to how the proposed extension would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL
- [DM/20/1452 22 Grand Avenue Hassocks West Sussex BN6 8DB](#) Single storey rear extension. Hip to gable and loft conversion, roof works and formation of rear dormer to create second floor. Cllr Nick Owens abstained from voting on this application on the grounds that there was no indication as to how the proposed extension would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL
- [DM/20/1632 Waverley Parklands Road Hassocks West Sussex BN6 8JZ](#) Construction of side fence at boundary with Cyriki. Proposed rear extension and rear platform with steps to rear garden. **Committee Response:** RECOMMEND APPROVAL

DM/20/1601 12 The Crescent Hassocks West Sussex BN6 8RB Proposed dormer window to rear elevation at 1st floor. Proposed rear extension and rear platform with steps to rear garden. Cllr Nick Owens abstained from voting on this application on the grounds that there was no indication as to how the proposed extension would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL

DM/20/1596 17 Hurst Road Hassocks West Sussex BN6 9NJ Roof Conversion With 2 No Rear Clay Tile Hung Cheek Dormers To Match Existing Materials, With 2 No Velux Rooflights And 3 No Rooflights To The Front Elevation (LDC). Proposed rear extension and rear platform with steps to rear garden. **Committee Response:** NOTED. It was however considered that the plans are inconsistent with the roof development proposed.

DM/20/1384 New Close Farm London Road Hassocks West Sussex BN6 9ND Demolition of existing workshop and barn. Erection of workshop building and stabling building. Proposed rear extension and rear platform with steps to rear garden. **Committee Response:** RECOMMEND APPROVAL

DM/20/1642 9 Newlands Close Hassocks West Sussex BN6 8BQ Removal of existing single garage and erection of 2 bedroom bungalow at land to the rear of 9 Newlands Close. New vehicular access onto Damian Way and associated drainage. Proposed rear extension and rear platform with steps to rear garden It also considered that the proposed application is in keeping with the street scene, reflecting the character and design of neighbouring properties and is therefore consistent with Policy 9 of the Hassocks Neighbourhood Plan and DP26 of the District Plan, Character and Design. **Committee Response:** RECOMMEND APPROVAL. This application demonstrates a degree of alignment with Policy 5, Enabling Zero Carbon, of the Hassocks Neighbourhood Plan and therefore Hassocks Parish Council supports the development proposal. However the support is subject to the following which the Parish Council recommends should be made conditions of granting planning permission by MSDC, to ensure full compliance with the Hassocks Neighbourhood Plan which was adopted by Referendum in March 2020, and with MSDC District Plan policy DP39: Sustainable Design and Construction:

- A charging point for electric vehicles must be provided
- The building must achieve an 'A' Rating Energy Performance Certificate (as results from the application of the SAP2012 methodology used to assess buildings environmental performance).
- A mechanical ventilation and heat recovery ("MVHR") system must be installed (as suggested by the applicant) to ensure good air quality: this should additionally have a night-time bypass facility to enable purging of excess heat during heat-waves.

SDNP/20/01637/FUL Oldland Mill Oldlands Lane Hassocks BN6 8ND Replacement of existing portacabin workshop with timber workshop and erection of boundary wall to north and east. Proposed rear extension and rear platform with steps to rear garden. **Committee Response:** RECOMMEND APPROVAL

SDNP/20/01638/LIS Oldland Mill Oldlands Lane Hassocks BN6 8ND Replacement of existing portacabin workshop with timber workshop and erection of boundary wall to north and east. Proposed rear extension and rear platform with steps to rear garden. **Committee Response:** RECOMMEND APPROVAL

P20/7 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P20/8 **PLANNING AUTHORITY DECISION NOTICES**

The following decisions were noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
SDNP/20/00770/FUL Wolstonbury, New Way Lane, Hassocks BN6 9PP	Refusal	Permission Granted
SDNP/20/00655/HOUS Foxhole Farmhouse, Spring Lane, Clayton BN6 9PH	Approval	Permission Granted
DM/20/0011 41 Stafford Way, Hassocks BN6 8QG	Approval	Permission Granted
DM/20/0523 5 Clayton Park, Hassocks BN6 8JQ	Approval	Permission Granted
DM/20/0557 24 Ockley Way, Hassocks BN6 8NE	Approval	Permission Granted
DM/20/0699 3 Reeds Close, Hassocks BN6 8FG	Approval	Permission Granted
DM/20/0777 82 Friars Oak Road, Hassocks BN6 8PY	Approval	Permission Granted
DM/20/0542 Keymer Car Sales, Hassocks	Refusal	Permission Refused

The following notifications of Certificate of Lawful Use or Development and/or General Permitted Development were noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
DM/20/0903 8 Woodsland Road, Hassocks BN6 8HE	No comment submitted.	Permission Granted
DM/20/0568 26 Stanford Avenue, Hassocks BN6 8JJ	Noted	Permission Granted

The following notifications for Prior Approval of Change Of Use from A1 to A3 (Café/Restaurant) was noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
Downsview Delicatessen, 15 Keymer Road, Hassocks.	No comment submitted.	Permitted

The following Appeal decision was noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Inspectorate Decision
AP/D380/W/20/3245631 Garage rear of 29B Keymer Road, Hassocks. (MSDC Application DM/19/4175)	Approval	Appeal Dismissed

The following WITHDRAWALS were noted:

DM/20/1357

35 Woodsland Road, Hassocks BN6 8HG

DM/20/0631

The Oaks, Southdown Farm, Lodge Lane, Hassocks.

P20/9 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. None

P20/10 DATE OF NEXT MEETING. Monday 22 June at 2.30pm

There being no other business the Chair closed the meeting at 3.35pm.

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