HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held virtually on Monday 13 July 2020 at 2.30pm

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

In Attendance: Deputy Clerk: Tracy Forte

P20/21 **APOLOGIES FOR ABSENCE.** Apologies for absence were received from Cllr Leslie Campbell.

P20/22 **DECLARATIONS OF INTEREST**. There were no declarations of interest.

P20/23 **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on 22 June 2020, be signed by the Chair as a true and accurate record of the meeting.

P20/24 **PUBLIC PARTICIPATION.** There were no members of the Public present.

P20/25 **APPLICATIONS**

P20/26 DM/20/2081 9 The Minnels Hassocks West Sussex BN6 8QW T12 Oak - Reduce crown by 3 metres and reduce lateral spread by 3 metres. T30 Copper Beech - Reduce crown by 3 metres and reduce lateral spread by 3 metres**. Response:** Awaiting Tree Warden's Comments.
DM/20/2051 27 Damian Way Hassocks West Sussex BN6 8BH New side dormer first floor extension. **Response:** RECOMMEND APPROVAL
DM/20/2022 20 Brook Avenue Hassocks West Sussex BN6 8LG New 3 bedroom dwelling already constructed to a design approved in previous planning application reference DM/16/3726. **Response**: RECOMMEND APPROVAL
DM/20/2137 28 Stafford Way Hassocks West Sussex BN6 8QQ Conversion of garage to habitable space with replacement window to front elevation. (LDC). **Response**: Noted
DM/20/2240 11 Ewart Close Hassocks West Sussex BN6 8FJ Sycamore(T8) - Reduce height by approximately 3 - 3.6m. Response: Awaiting Tree Warden's Comments.
DM/20/2192 32 Ockley Way Hassocks West Sussex BN6 8NE Proposed single storey rear extension. (LDC). **Response**: Noted
SDNP/20/01912/LIS Clayton Manor Underhill Lane Clayton BN6 9PJ Repair part of roof on south side of house by replacing plain clay tiles. **Response:** The presence of bats in Clayton is well documented and therefore the Parish Council would have expected to see an Ecological Survey included as part of this application. Therefore it is requested that such a survey is carried out and submitted prior to the Council making a comment on this application. The Council would also request that the suitability of Marley Tiles on this listed building is fully examined.

P20/27 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P20/28 PLANNING AUTHORITY DECISION NOTICES

The following decisions were noted:

Application details	**Hassocks PC recommendation to Planning Authority**	**Planning Authority Decision (MSDC/SDNP)**
SDNP/20/01637/FUL Oldlands Mill, Oldlands Lane, Hassocks BN6 8ND	Recommend Approval	**Permission Granted**
SDNP/20/01638/LIS Oldlands Mill, Oldlands Lane, Hassocks BN6 8ND	Recommend Approval	**Permission Granted**
DM/20/1384 New Close Farm, London Road, Hassocks	Recommend Approval	**Permission Granted**
DM/20/1478 40 Parklands Road, Hassocks BN6 8JZ	Recommend Approval	**Permission Granted**
DM/20/1632 Waverley, Parklands Road, Hassocks	Recommend Approval	**Permission Granted.**
DM/20/1452 22 Grand Avenue, Hassocks	Recommend Approval	**Permission Granted**
DM/20/1601 12 The Crescent, Hassocks	Recommend Approval	**Permission Granted**
DM/20/1642 9 Newlands Close, Hassocks	Recommend Approval subject to conditions relating to sustainability Policy 5 HNP	**Permission Granted**

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/20/180635 Woodsland Road, Hassocks BN6 8HG	**No comment submitted.**	**Permission Granted**
DM/20/1596 17 Hurst Road, Hassocks	**Noted**	**Permission Granted**

P20/29 **TREE PLANTING ON NEW DEVELOPMENTS.** Members were invited to consider a request from the Hassocks Tree Group to recommend to MSDC that additional street tree planting is made a planning condition for larger scale developments in Hassocks.

Members agreed that Hassocks Parish Council is fully in support of opportunities to increase tree planting in the village, particularly alongside the street trees and the work of the Hassocks Tree Group. The request to recommend that MSDC makes additional tree planting on new developments a Planning Condition was discussed in detail. It was noted that soft landscaping currently forms part of any large development application, and as such, Mid Sussex District Council and subsequently the Parish Council, already have the opportunity to consider and comment on tree planting within such applications.

It was felt that larger development applications generally tended to provide a reasonable level of tree planting, however that the greater problem is a lack of maintenance following the initial planting, leading to many trees not surviving. Therefore it was agreed that the Deputy Clerk would be instructed to write a letter to the Senior Planning Officer at MSDC raising concerns over the lack of ongoing maintenance of newly planted trees and shrubs on new estates. The Committee would request that MSDC monitors the longer term management policies instigated by developers on soft landscaping. Furthermore that it ensures that any planting is maintained by the developer until such planting becomes fully established and no longer reliant on additional watering. (Action: Deputy Clerk)

P20/30 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** The Chairman expressed concern over the discharge of planning conditions for larger scale developments without the Parish being consulted. It was noted that this had been raised previously with MSDC and the Committee had been informed that because applications for the discharge of conditions are not planning applications they are not sent out to Towns or Parishes for consultation, although they are registered with a planning application number on the portal.

The Committee agreed that being aware of these applications and having the option to comment where possible or applicable was important for the Parish. Therefore the Deputy Clerk was requested to explore the feasibility of including notification of applications for the discharge of any planning conditions as part of the agenda for each meeting. To be reported back at the next meeting. (Action: Deputy Clerk)

P20/31 **DATE OF NEXT MEETING.** Monday 3 August 2020. It was agreed that future meetings would return to the usual time of 7.30pm.

There being no other business the Chair closed the meeting at 4.50pm.

Signed…….Date……