

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held virtually on Monday 5 October 2020 at 7.30pm

Attendees: Parish Councillors: Jane Baker, Kristian Berggreen, Robert Brewer (until 8.30pm), Bill Hatton, Nick Owens (Chair) and Claire Tester.

In Attendance: Deputy Clerk: Tracy Forte

P20/71 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllr Leslie Campbell.

P20/72 DECLARATIONS OF INTEREST. There were no declarations of interest.

P20/73 MINUTES. It was **RESOLVED** that the minutes of the meeting held on 14 September 2020, be signed by the Chair as a true and accurate record of the meeting.

P20/74 PUBLIC PARTICIPATION. There were no members of the public present.

P20/75 The Chair proposed bringing item 8, HASSOCKS NEIGHBOURHOOD PLAN POLICY 5, Enabling Zero Carbon, forward to discuss prior to considering applications. This was agreed by the Committee.

P20/76 HASSOCKS NEIGHBOURHOOD PLAN POLICY 5, Enabling Zero Carbon. At the Planning Committee meeting held on Monday 9 March 2020, it had been agreed that the Committee would review the application of Policy 5 towards household extensions later in the year, ideally following expected Government revision of Building Regulations in the Summer of 2020. The Committee currently applies Policy 5 to new dwellings and members were invited to discuss whether it wishes to extend the application of Policy 5 towards household extensions.

Cllr Nick Owens noted that the application of Policy 5 to extensions and alterations poses some difficulties due to having limited regulations in force to provide clear guidance. It was also noted that Members have differences of opinions as to what is considered acceptable. Cllr Tester pointed out that the wording of Policy 5 was positive, i.e./ 'support will be given....' suggesting that the Committee could actively support applications for extensions and alterations which apply the criteria required to meet Policy 5, as opposed to refusing or negatively responding to those that don't. It was noted that this approach was generally not used with other Policies. After a detailed discussion, it was agreed that extensions and alterations to existing properties required a different approach to that for new build properties. Therefore based on the discussions the Chair proposed that the Committee should fully apply Policy 5 to new build properties and reinforce positive support to applications for extensions and alterations which evidence good sustainability. The chair abstained from voting, all other Members voted in favour of the proposal.

P20/76.1 It was therefore **RESOLVED** that Policy 5 would be fully applied to new build properties and that the Committee would explicitly affirm support for extensions and alterations which evidenced good sustainability.

P20/76.2 It was **AGREED** that this would be reviewed when there has been a substantive change to Building Regulations introducing clear sustainability legislation.

[DM/20/2205 4 Bonny Wood Road Hassocks West Sussex BN6 8HR](#) Rear two storey extension. Extended side dormer, replacement side extension to form new annexe to property. Amended plans received 07.09.2020. **Response:** RECOMMEND APPROVAL of the amended plans which have removed the Juliet Balcony.

[DM/20/3308 23 Hurst Road Hassocks West Sussex BN6 9NJ](#) (T1) Oak - raise crown over road to 5m clearance by removing low hanging secondary and tertiary branches. Deadwood crown. Re-reduce branches to south and southeast below 9m height back to previous pruning points - typically up to 3m branch length. Raise crown base towards house/garages to 3m from ground level. Cut back minor branches to provide at least 50cm clearance to phone line passing through east side of crown. **Response:** RECOMMEND APPROVAL.

[DM/20/3290 13 Windmill Avenue Hassocks West Sussex BN6 8LH](#) Loft conversion including new rear dormer to create second floor. (LDC). **Response:** NOTED.

[DM/20/3286 13 Windmill Avenue Hassocks West Sussex BN6 8LH](#) Demolition of existing brick shed. Single storey ground floor side and rear extension. **Response:** RECOMMEND APPROVAL.

[DM/20/3325 2 Stafford Way Hassocks West Sussex BN6 8QQ](#) Ground floor extension replacing glazed porch and garage conversion. **Response:** RECOMMEND APPROVAL.

[DM/20/3313 Wellhouse Farm Wellhouse Lane Burgess Hill West Sussex](#) Variation of condition no 2 of application DM/19/5061, allowing changes to approved plans for the detached garage. **Response:** RECOMMEND APPROVAL.

[DM/20/3338 1 Woodslane Close Hassocks West Sussex BN6 8HF](#) Retrospective change of use of garage to a home studio for millinery flower-making, with occasional teaching of small groups (up to 4 people). Also replacement of roof with insulated and watertight GRP. **Response:** RECOMMEND APPROVAL.

[DM/20/3330 25 Adastra Avenue Hassocks West Sussex BN6 8DP](#) Retrospective application for the replacement of existing wooden garden shed with new garden shed in same location. **Response:** RECOMMEND APPROVAL.

[DM/20/3160 Land Rear Of 16 The Quadrant Hassocks West Sussex BN6 8BP](#) Proposed change of use - conversion of existing double garage into a one bedroom holiday let. **Response:** RECOMMEND REFUSAL. Further to the Committee's previous comments which still stand, it is also considered that the proposed dwelling does not meet the national space standards for a two person property.

[DM/20/3192 Clayton Wickham Farmhouse Belmont Lane Hurstpierpoint Hassocks West Sussex BN6 9EP](#) Change of use from residential and bed and breakfast to residential. **Response:** RECOMMEND APPROVAL.

[DM/20/3353 20 Ockenden Way Hassocks West Sussex BN6 8HS](#) Proposed porch and 2 dormers to front and ground floor and dormer extensions to the rear. **Response:** RECOMMEND APPROVAL subject to confirmation that the property can provide three parking spaces as per the requirements of national parking standards.

[DM/20/3386 7 Semley Road Hassocks West Sussex BN6 8PD](#) Proposed side dormers to existing loft conversion. (LDC). **Response:** NOTED.

[DM/20/3413 6 Holmwood Court Keymer Road Hassocks West Sussex BN6 8AS](#) Prior approval for change of use from Office (B1) to 1 x Dwelling(C3). **Response:** RECOMMEND APPROVAL.

Cllr Bob Brewer left the meeting.

[DM/20/3464 4 Dale Avenue Hassocks West Sussex BN6 8LW](#) New single storey porch extension with pitched roof. **Response:** RECOMMEND APPROVAL.

[DM/20/3475 Wellhouse Farm Wellhouse Lane Burgess Hill West Sussex RH15 0BN](#) Variation of Condition No: 2 of planning permission DM/19/5061 - to amend the approved plans to replace the flat roof with a tiled pitched roof to the single storey side extension. **Response:** RECOMMEND APPROVAL.

[DM/20/3550 72 Keymer Road Hassocks West Sussex BN6 8QP](#) Oak tree - Fell **Response:** Awaiting Tree Warden's response.

[DM/20/2842 42 Mackie Avenue Hassocks West Sussex BN6 8NN](#) Rear extension and conversion and enlargement of roof space including addition of dormers and roof lights (amended description 25/09/2020). **Response:** RECOMMEND APPROVAL

[WSCC/045/20 Lower Stumble Exploration Site, off London Road, Balcombe, Haywards Heath RH17 6JH](#) Remove drilling fluids and carry out an extended well test. It was observed that the deadline for the submission of comments on this application had passed and therefore the Committee agreed to note the application only.

P20/78 APPLICATIONS FOR DISCHARGE OF PLANNING CONDITIONS.

[Discharge of planning conditions 4 and 7 of application DM/18/1144.](#) Keymer Car Sales 105 Keymer Road Hassocks West Sussex BN6 8QL. . NOTED.

[Discharge of conditions nos. 2, 3, 4, 5, 7, 8, 9, 14, 15, 16, and 17 for DM/17/5124](#) Southdown Farm Lodge Lane Hassocks West Sussex BN6 8LX. NOTED

P20/79 RESOLVED that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P20/80 PLANNING AUTHORITY DECISION NOTICES

The following decisions were noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
DM/20/330 Wellhouse Farm, Wellhouse Lane, Burgess Hill	Not consulted. Non material amendment	Permission Refused
DM/20/3392 39 Damian Way, Hassocks BN6 8JB	Not consulted. Non material amendment	Permission Granted
DM/20/2531 4 Orchard Lane, Hassocks BN6 8QF	No Objection	Permission Granted
DM/20/2733 Land adjacent to Beechwood, South Bank, Hassocks	No Objection	Permission Granted
DM/20/2817 Semley Lodge, 2 Semley Road, Hassocks	No Objection	Permission Granted
DM/20/2812 49 Mackie Avenue, Hassocks BN6 8NH	No Objection	Permission Granted
DM/20/2659 30 London Road, Hassocks BN6 BN6 9NT	Recommend Approval	Permission Granted
DM/20/2708 10 Stanford Avenue, Hassocks BN6 8JL	Recommend Approval	Permission Granted
DM/20/2591 18 Orchard Lane, Hassocks BN6 8QF	Recommend Approval	Permission Granted
DM/20/2724 13 Chancellors Park, Hassocks BN6 8EY	Recommend Approval	Permission Granted
DM/20/3567 Southdown Farm, Lodge Lane, Hassocks	Not consulted. Non material amendment	Approved

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/20/2574 Elm Cottage, Ockley Lane, Hassocks	Noted.	Certificate of Lawful development Issued
DM/20/2803 9 Abbots Close, Hassocks BN6 8PH	Noted	Certificate of Lawful development Issued
DM/20/2962 32 Farnham Avenue, Hassocks BN6 8NS	Noted	Certificate of Lawful development Issued

P20/81 **COPTHORNE NEIGHBOURHOOD PLAN – Regulation 14 Consultation.** Members are invited to consider notification received on behalf of Worth Parish Council on the Copthorne Neighbourhood Plan. (Appendix 1 of the Agenda). The Committee noted the correspondence.

P20/82 **SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA). PARKING SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION.** Members are invited to note correspondence from the SDNPA on this consultation.(Appendix 2 of the Agenda) Noted.

P20/83 **LEWES DISTRICT COUNCIL - LAND AVAILABILITY ASSESSMENT (LAA).** Members are invited to note correspondence received from Lewes District and Eastbourne Borough Councils. (Appendix 3 of the Agenda) Noted

P20/84 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** The Deputy Clerk reported two matters for the information of the Committee.

P20/84.1 DM/19/1557 Hassocks Golf Club, London Road Hassocks West Sussex BN6 9NA. At the previous meeting, a query had been raised over the approval for an additional access road which has been developed at the entrance to the development site at Hassocks Golf Club on London Road. The Deputy Clerk confirmed that this access road had been included as part of the [Construction Management Plan](#) of application DM/19/1557.

P20/84.2 Licensing application. LI/20/1076 Minor Variation-Premises Licence.Keymer Stores, Keymer Parade. The Deputy Clerk informed Members that Notification had been received of a change of opening hours for this premises. Members noted the information. Cllr Jane Baker reported that Keymer Stores had been recently recognised in the I Newspaper as a business which had provided an exceptional level of support for local people during the recent pandemic lockdown. The Committee commended the owner of the business for his notable contribution to the community.

P20/84.3 Committee Chair. The Chair noted that due to the interruption of meetings caused by the pandemic, it had been agreed not to hold elections for the chair of the Committee in May. He therefore invited Committee Members to indicate if any Members would like to put themselves forward to stand as Chair at some point in the future.

P20/85 **DATE OF NEXT MEETING.** Monday 26 October 2020 at 7.30pm.

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

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