

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held virtually on Monday 26 October 2020 at 7.30pm

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

In Attendance: Deputy Clerk: Tracy Forte

P20/86 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllr Leslie Campbell.

P20/87 DECLARATIONS OF INTEREST. There were no declarations of interest.

P20/88 MINUTES. It was **RESOLVED** that the minutes of the meeting held on 5 October 2020, be signed by the Chair as a true and accurate record of the meeting.

P20/89 PUBLIC PARTICIPATION. There were no members of the public present.

P20/90 APPLICATIONS

DM/20/2682 Woodland Road Bridge Hassocks West Sussex BN6 8EU (Amended description and plans 28/09/2020) Cut out roots and make good brickwork including repointing and brick replacements. Cast new concrete foundations continuing from the stone block foundations. Form new concrete wall to the north east and south east abutments and banks. Replacing handrails on both sides and metal post. **Response:** RECOMMEND REFUSAL. Whilst Hassocks Parish Council supports the proposed improvements to the bridge in principle, it cannot Recommend Approval unless, and until, the following points are addressed:

1. The applicant has demonstrated that the residents of Woodside Grange have been notified of the potential loss of access to their property.
2. That the completed bridge will be structurally sufficient to withstand the weight of commercial and service vehicles.
3. The residents of Woodside Grange will enjoy unrestricted access to their property for commercial and service vehicles, deliveries and visitors.

DM/20/3585 42 Lodge Lane Hassocks West Sussex BN6 8LX T5 English Oak - See tree report. **Response:** RECOMMEND REFUSAL. The application is to reduce the canopy of this fine, mature (80 year old plus) Oak by 70%, because it is alleged that it is the cause of subsidence cracks in a portion of the house.

1. The application to reduce the canopy by 70% is in fact a death sentence for this tree, so far in its life, untouched. In effect it might just as well have requested felling.
2. The Arboricultural Report—commissioned and paid for by the Insurers-- states that the tree is 13.9 metres from the house; however it is some 24 metres from the part of the house suffering from cracks. Two fibrous roots, identified as common oak, were found 1.1 metres below the surface just outside the affected area. However, to therefore conclude that it is this oak which is the main cause of the subsidence problem, is not in the Council's opinion justified. Relevant factors also to consider are:
 - a) The distance between the tree and the affected part of the house. 24 metres is at the top end of the root spread of a mature oak. It is uphill from the tree to this area and most of the tree's roots will seek water available in other directions.

- b) Soil type in particular should also be considered. This is identified as clay of (as per Engineering Assessment Report) "high shrinkability." a condition made worse by recent hot dry summers.
3. The reality, as stated in the Engineering Report, is that drastic treatment to the oak is thought to be the cheapest win, in the short term at least, of dealing with the problem. And so other solutions, such as strengthening the foundations or installing a root barrier, have been discarded without consideration.
4. This oak is a particularly fine specimen; its monetary value would run to tens of thousands of pounds and any replacement will take 50 years plus to achieve anything like its present amenity value.

DM/20/3225 27 Fir Tree Way Hassocks West Sussex BN6 8BU Retention of tree house structure on a raised platform. **Response:** RECOMMEND APPROVAL.

DM/20/3676 55 Lodge Lane Hassocks West Sussex BN6 8LU Beech tree (. Fagus sylvatica 'F Purpurea') - Severe prune or fell. **Response:** RECOMMEND APPROVAL. A replacement tree should be planted.

DM/20/3728 4 Priory Road Hassocks West Sussex BN6 8PS Proposed porch to front elevation. **Response:** RECOMMEND APPROVAL.

DM/20/3756 31 Dale Avenue Hassocks West Sussex BN6 8LP Demolition of existing garage and conservatory. Single storey side and rear extension with decking. **Response:** RECOMMEND APPROVAL.

DM/20/3839 4 Flowers Close Hassocks West Sussex BN6 8FF Oak (T1) cut back low limb by up to 3 metres. Group of two Ash (G2) reduce limbs x 2 between Oak (T1) and footpath by 2 metres on garden side, and top. Ash (T3) limb by no 1. Flowers Close, reduce back by 4 metres, and remove low branches. **Response:** Awaiting Tree Warden's Report.

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. Amended plans received 19.10.2020. **Response:** RECOMMEND APPROVAL subject to acceptable rainwater management.

P20/91

APPLICATIONS FOR DISCHARGE OF PLANNING CONDITIONS.

There were no applications for the Discharge of Planning Conditions, however at the Planning Committee meeting held on 14 September 2020 Members discussed the application for the Discharge of Planning Conditions No: 9 and No:18 relating to planning application DM/18/2616/Ful. Site of Hassocks Golf Club London Road Hassocks West Sussex. The Committee had requested that clarification was sought from Mid Sussex District Council (MSDC) of its requirements for a fast charging point prior to the discharge of these conditions by the District, as the level of provision that householders would receive, and its practical convenience and charging times, was unclear.

The Deputy Clerk informed Members that she had sought further clarification from MSDC and shared the response following received from MSDC with the Committee:

The developer has advised the following:

EVCP Locations Supporting Planning Layout 051707-BEL-SL-02 B

- Proposed electric vehicle charging points 10% provision = 17 plots.

BSL – 2019.10.22 – EV Charging Point Provision Comments

- *Charging capacity per connector – 7.4 kW. The planning condition requires provision of at least 1 EV rapid charge point per 10 residential dwellings, hence allowance for 17 no. charging points as indicated on the site layout i.e. Plots 6, 8, 18, 31, 34, 50, 51, 57, 72, 82, 85, 115, 121, 124, 155, 164 & 165 fitted with 7.4 kW unit.*

This level of provision is most welcome, but our District Plan policy (as the Neighbourhood Plan policy) is heavily caveated by the words ‘where viable’ or ‘where feasible’, so it may not always be possible for such provision to be made.

Members noted the information.

P20/92 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P20/93 **PLANNING AUTHORITY DECISION NOTICES**
The following decisions were noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
DM/20/3338 1 Woodsland Close, Hassocks BN6 8HF	Recommend Approval	Permission Granted
DM/20/3191 British Telecom, Telephone Exchange, Windmill Avenue, Hassocks	Recommend Approval	Permission Granted
DM/20/3330 25 Adastra Avenue, Hassocks BN6 8DP	Recommend Approval	Permission Granted
DM/20/2205 4 Bonnywood Road, Hassocks BN6 8HR	Recommend Approval	Permission Granted
DM/20/2995 The Paddock, London Road, Hassocks	Recommend Refusal	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/20/3290 13 Windmill Avenue, Hassocks BN6 8LH	Noted.	Certificate of Lawful development Issued
DM/20/3136 35 Woodsland Road, Hassocks BN6 8HG	Noted	Certificate of Lawful development Issued

P20/94 **Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

P20/95 **DATE OF NEXT MEETING.** Monday 16 November 2020 at 7.30pm.

There being no other business the Chair closed the meeting at 8.25pm.

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