

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held virtually on Monday 24 August 2020 at 7.30pm

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

In Attendance: Deputy Clerk: Tracy Forte
Cllr Frank Rylance

P20/45 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Leslie Campbell and Jane Baker.

P20/46 DECLARATIONS OF INTEREST. As a member of the Friars Oak Fields Residents Association Cllr Bob Brewer declared an interest in Item 9 Public Path Diversion Order Footpath FP5C

P20/47 MINUTES. It was noted that the minutes from the meeting held on 3 August incorrectly recorded the start time as 2.30pm instead of 7.30pm. This was amended and signed by the Chair following the approval of the Committee

It was **RESOLVED** that the minutes of the meeting held on 3 August 2020, with the approved amendment as above, be signed by the Chair as a true and accurate record of the meeting.

P20/48 PUBLIC PARTICIPATION. There were no members of the public present.

P20/49 APPLICATIONS

DM/20/0940 26 Priory Road Hassocks West Sussex BN6 8PS Build a single storey office with toilet in side garden of house. (Amended plans and description 24/07/2020). **Response:** RECOMMEND REFUSAL. There does not appear to be any clear change in the location of the proposed building and therefore the Council's previous objections remain unaltered.

DM/20/2574 Elm Cottage Ockley Lane Hassocks West Sussex BN6 8NX Proposed rear dormer to main roof for a loft conversion. (LDC). **Response:** Noted

DM/20/2610 6 Newlands Close Hassocks West Sussex BN6 8BG New front porch canopy, loft conversion with side flat roof dormer and hip to gable on front elevation. **Response:** RECOMMEND REFUSAL. The dormer windows are overlooking the neighbouring property, 4 Newlands Close, and would therefore result in a loss of privacy for the neighbours who live in this property. Furthermore the design of the proposed conversion is lacking respect for the character and scale of the surrounding buildings. Therefore Hassocks Parish Council considers the application to be contrary to Policy 9 of the Hassocks Neighbourhood Plan and Policy DP26 of the District Plan, Character and Design.

DM/20/2624 32 Shepherds Walk Hassocks West Sussex BN6 8EB Extend the tarmac drive to the property across the grass verge and footpath for vehicle access. **Response:** RECOMMEND APPROVAL

DM/20/2205 4 Bonny Wood Road Hassocks West Sussex BN6 8HR Rear two storey extension with first floor rear facing Juliette balcony. Extended side dormer, replacement side extension to form new annexe to property. **Response:**

RECOMMEND APPROVAL subject to the Juliette balcony not overlooking neighbouring properties and the provision of sufficient off road car parking following the loss of the garage.

[DM/20/2733 Land Adjacent To Beechwood South Bank Hassocks West Sussex BN6 8JP](#) Beech (T1) - Reduce height and southern side by 2m. **Response:** NO OBJECTION

[DM/20/2605 83 Grand Avenue Hassocks West Sussex BN6 8DG](#) Single storey rear extension and replacement porch roof. **Response:** RECOMMEND APPROVAL.

[DM/20/2682 Woodland Road Bridge Hassocks West Sussex BN6 8EU](#) Cut out tree and 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. **Response:** RECOMMEND APPROVAL subject to appropriate measures being in place to ensure that Woodside Grange has vehicular access for private and service vehicles, and that the bridge renovations are sufficient to safely accommodate the weight of service vehicles.

[DM/20/2812 49 Mackie Avenue Hassocks West Sussex BN6 8NH](#) T1 Oak - remove lowest primary limb on Western side and lowest secondary limb on South side. **Response:** NO OBJECTION.

[DM/20/2708 10 Stanford Avenue Hassocks West Sussex BN6 8JL](#) Demolition of existing garage. Two storey side extension and single storey rear extension. New roof light windows to first and second floors. **Response:** RECOMMEND APPROVAL

[DM/20/2724 13 Chancellors Park Hassocks West Sussex BN6 8EY](#) Proposed garden room. **Response:** RECOMMEND APPROVAL

[DM/20/2549 16 Kings Drive Hassocks West Sussex BN6 8DZ](#) Removal of existing conservatory with replacement single storey rear extension. Changes to windows and doors. **Response:** RECOMMEND APPROVAL

[DM/20/2817 Semley Lodge 2 Semley Road Hassocks West Sussex T1 Maple](#) - Reduce canopy by 1.5 metres. **Response:** NO OBJECTION

[DM/20/2794 57 Ockley Way Hassocks West Sussex BN6 8NF](#) Erection of a single storey pitched/flat roof rear extension (to form an open plan living/dining/kitchen area). This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account. (LDC). **Response:** Noted

[DM/20/2803 9 Abbots Close Hassocks West Sussex BN6 8PH](#) Roof conversion to original bungalow. (LDC). **Response:** Noted

[DM/20/2659 30 London Road Hassocks West Sussex BN6 9NT](#) Ground floor front extension. **Response:** RECOMMEND APPROVAL

[DM/20/2760 Montrose 32 Woodland Road Hassocks West Sussex BN6 8HG](#) Erection of a single detached dwelling with garage. **Response:** RECOMMEND APPROVAL subject to the proposed dwelling complying with the policies of the District and Hassocks Neighbourhood Plan, with particular attention to Policy 5, Enabling Zero Carbon, of the Hassocks Neighbourhood Plan.

[DM/20/2842 42 Mackie Avenue Hassocks West Sussex BN6 8NN](#) Rear extension and conversion of roof space. **Response:** RECOMMEND APPROVAL.

[LI/20/0852 The Purple Carrot 6 Station Approach East Hassocks](#) New Premises Licence. **Response:** RECOMMEND APPROVAL.

[LI/20/0886 Tea Thyme Ltd Cafe And Nursery Shop Allwoods Nursery London Road Hassocks West Sussex BN6 9NB](#) New Premises Licence. **Response:** RECOMMEND REFUSAL. Whilst the Council is keen to support local businesses,

there is already a raised level of concern over the safety of the vehicular access to this establishment which is onto a very busy road. Therefore on this basis it considered that this would not be a suitable location for the consumption of alcohol.

P20/50 APPLICATIONS FOR DISCHARGE OF PLANNING CONDITIONS.

[Discharge of planning condition nos. 3 and 4 relating to planning application DM/17/1599.](#) First Floor Bridge House Station Approach East Hassocks West Sussex BN6 8HN. Noted

[SDNP/20/01501/DCOND | Discharge of Conditions - Conditions 3 \(Materials\), 4 \(Dark Night Skies\), 5 \(Hard and Soft Landscaping\), 6 \(Sustainable Design\), 7 \(External Lighting\) and 8 \(Biodiversity Net Gain\) of Planning Consent SDNP/19/05478/HOUS for Roof alterations, external alterations and roof lights \(Retrospective\).](#) Halfway Ditchling Road Clayton BN6 9PH. For information only. Noted

P20/51 RESOLVED that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P20/52 PLANNING AUTHORITY DECISION NOTICES

The following decisions were noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
DM/20/2051 27 Damian Way, Hassocks BN6 8BH	Recommend Approval	Permission Granted
DM/20/1941 6 The Poplars, Hassocks BN6 8PZ	Recommend Approval	Permission Granted
DM/20/2022 20 Brook Avenue, Hassocks BN6 8LG	Recommend Approval	Permission Granted
DM/20/1968 6 Pine Trees, Hassocks BN6 8JT	Recommend Approval	Permission Granted
DM/20/2240 11 Ewart Close, Hassocks BN6 8FJ	Recommend Refusal	Permission Granted
DM/20/2322 Keymer Car Sales, 105 Keymer Road, Hassocks	Recommend Refusal	Permission Granted
DM/20/2003 Clayton Wickham Farm, Belmont Lane, Hurstpierpoint, Hassocks.	Recommend Approval	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/20/2137 28 Stafford Way, Hassocks BN6 8QQ	Noted	Certified Lawful Development
DM/20/2286 30 Parklands Road, Hassocks BN6 8JZ	Noted	Certified Lawful Development.

DM/20/2192 32 Ockley Lane, Hassocks BN6 8NE	Noted	Certified Lawful Development.
DM/20/2542 Elm Cottage, Ockley Lane, Hassocks	Not notified - General Permitted development.	Prior approval not required.

P20/53 PUBLIC PATH DIVERSION ORDER FP5C. Members were invited to note the Public Path Diversion Order for Footpath 5C, Land East of London Road, Hassocks (Appendix 1 of the Agenda), and to consider whether the Committee wished to make any representation to Mid Sussex District Council about this Order. Cllr Bob Brewer raised a concern regarding a lack of clarity in the wording of the Order on the requirement for the pedestrian tunnel to have been completed and *available for use by the public* before any other work is undertaken. The Order does not include specific reference to the pedestrian tunnel being available for use by the public.

This was considered by the Committee. It was observed that the tunnel being available for use by the public prior to the commencement of any other development works, was clearly stipulated as a pre-commencement condition by MSDC when granting planning permission for this development, which should apply to this Order. After some discussion the Committee noted the Diversion Order.

P20/54 MID SUSSEX DISTRICT COUNCIL SITE ALLOCATIONS DEVELOPMENT PLAN. The Committee noted that the MSDC public consultation for the Site Allocations Development Plan is now live. Members agreed that the Committee would make a representation on the consultation based on the previous comments made by the Council. It was agreed that Cllr Claire Tester would draft a response for consideration by the Committee at its next meeting on September 14 2020.

P20/55 GOVERNMENT REFORM TO THE PLANNING SYSTEM. Members were invited to note correspondence received from NALC regarding three consultations on reform of the planning system recently issued by the Ministry of Housing, Communities and Local Government. The Committee agreed that it wished to submit responses for each of the consultations and agreed that Cllr Claire Tester would draft responses for discussion at the next meeting on September 14 2020.

P20/56 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

P20/57 DATE OF NEXT MEETING. Monday 14 September 2020 at 7.30pm.

There being no other business the Chair closed the meeting at 9.07pm.

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