

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 7 September 2015 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present; Leslie Campbell (Chairman) Sue Hatton
Jane Baker Victoria Standfast
Bill Hatton

Assistant: Tracy Bates

1. **Apologies for Absence.** Apologies for absence were received from Judith Foot and Carol Wise.

2. **Declarations of Interest.** None

3. **Minutes of the Meeting held on 17 August 2015.** The minutes were taken as read, agreed by the meeting and signed by the Chairman as a correct record.

4. **Applications.**

DM/15/2663 The Old Coach House, Stanford Avenue, Hassocks BN6 8JL.

T1 Ash – reduce to a height of 35m. T2 – reduce to a height of 25m. T3 Oak – reduce to a height of 30m. T4 Oak – reduce to a height of 25m.

Response: Awaiting Tree Wardens comments. (Please see comments on Attachment 1.)

DM/15 3149 20 Church Mead, Hassocks BN6 8BN

Proposed demolition of existing side dormer and construction of new dormer to western elevation and partial gable to rear roof.

Response: Recommend Approval

DM/15/3228 Crossways, Belmont Lane, Hassocks BN6 9EP.

First floor extension with new mono pitched roof, single side extension and new box bay window to the north elevation.

Response: Recommend Approval

DM/15/3265 The Gables, Brighton Road, Hassocks BN6 9LY.

Infill extension of covered porch area, removal of existing bay and provision of 2 no. replacement bays.

Response: Recommend Approval

DM/15/3309 CCHF All About Kids, Stafford House, 91 Keymer Road, Hassocks BN6 8QJ.

Conversion of Stafford House into 4 apartments and erection of 10 houses in the grounds.

Response: Recommend Approval. However the Parish Council would like to raise the question as to why the red boundary line does not include the whole site. By not doing so, the requirement for the provision of 30% social housing does not come into effect. (*Following the Planning Committee meeting of 7.9.15, the council has reviewed the Pre-Submission Draft of the District Plan and believes that this application may be contrary to the Affordable Housing Policy DP29*)

DM/15/3317 7 Ravenswood, Hassocks BN6 8JB

First floor side extension.

Response: Recommend Approval

SDNP/15/03950/HOUS Holt Valley, Underhill Lane, Clayton BN6 9PL.

Single storey side extension.

Response: Recommend Approval

DM/15/3307 Former HSDC Bank, 31 Keymer Road, Hassocks, West Sussex BN6 8AH.

Retrospective change of use from bank (Class A2) to café (Class A3).

Response: Recommend Approval

DM/15/3361 16 Silverdale, Hassocks, BN6 8RD

Proposed single storey rear and side extension with conversion of garage.

Response: Recommend Approval

DM/15/3367 36 Dale Avenue, Hassocks BN6 8LP

Cedar (T1) – reduce height and spread by up to 2m and shape and balance the remaining crown accordingly to leave a height of 10m and a spread of 9m. Sever and remove Ivy, dead and diseased wood and all broken and fractured branches.

Response: Awaiting response from the Tree Warden

SDNP/15/04296/LIS The Mill House, Clayton Hill, Hassocks, BN6 9PG

Refurbishment work to the floor of grade II* listed Duncton Mill.

Response: Recommend Approval

DM/15/3100 Parker Building Supplies, Coal Yard and Store, Station Goods Yard, Keymer Road Hassocks BN6 8JA

Proposed replacement storage building.

Response: Recommend Approval

DM/15/3198 13 Downs View Road, Hassocks BN6 8HJ

Removal of garage, replacement of porch to front elevation, formation of rooms in roof with hips to part gables and two dormers to the front and the rear.

Response: Recommend Approval

5. Results

The following APPROVALS were noted:

DM/15/1983 78 Oak Tree Drive, Hassocks BN6 8YD

DM/15/2254 Adastra Park, Keymer Road, Hassocks BN6 8QH

DM/15/2975 30 Semley Road, Hassocks BN6 8PE

DM/15/2628 The Gate House, 26B Lodge Lane, Hassocks

DM/15/2630 60 London Road, Hassocks BN6 9NU

The following Certificate of Lawful Use or Development had been issued:

8 Parklands Road, Hassocks BN6 8JZ

- 6. To consider a request from MSDC for an address allocation for four new dwellings at the former Beacon Centre.** It was agreed to support the proposal put forward by the developer of 'The Beacons'.

7. Date of Next Meeting: 28 September 2015 at 7.30pm

There being no other business, the Chairman closed the meeting at 8.35pm.

Chairman..... Date

8/9/2015 Trees at The Old Coach House. Stanford Ave, Hassocks, BN6 8JL

The work suggested on the form somewhat lacks clarity: a final tree height of 35m is surprising.

Hence

These four mature trees are on a bank and they have not been well managed. Any issues like dropped branches have been dealt with as and when necessary. The trees are probably too tall now for their situation.

I understand the neighbours both north and south of these trees and the new owner are concerned about the significant wind rock these trees experience even in moderate wind. There is concern about branches falling into the small back gardens of the houses on the north side and the trees themselves falling onto the gardens/roofs of those on the north side.

Ashes T₁ and T₂ would benefit from

- 1 having the branches overhanging the gardens removed
- 2 having the crown reduced by 10% at least
- 3 having the crown thinned to reduce wind rock
- 4 broken branches being taken back to the trunk along with
- 5 careful shaping and possible removal of some limbs.

NB: T₁ has a long dent in the bark running vertically which may be of concern.

Oaks T₃ and T₄ would benefit from

- 1 all ivy removing from the trunks and branches
- 2 having the branches overhanging the gardens removed
- 3 having the crown reduced by 10% at least
- 4 having the crown thinned to reduce wind rock
- 5 removal of broken branches
- 6 careful shaping

NB: T₃ is reported by a neighbour to have had a fungal growth high on the trunk denoting rot within the trunk. This has not been verified by an arboriculturist.

The owner would appreciate a site visit from the MSDC tree officer. Other trees are of concern too

Cedrus at 36 Dale Avenue Hassocks BN6 8LP

This work should go ahead with all the ivy on the trunk and branches being removed; Once the works have been done the tree might just need some light thinning to open it up somewhat to reduce wind rock. This is potentially a huge tree planted in a relatively small garden.