

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 21 November 2016 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Judith Foot
Bill Hatton
Nick Owens (Vice Chair)
Victoria Standfast (after item 3)

In Attendance: Tracy Bates – Acting Assistant Clerk
8 Members of the Public

16/515 APOLOGIES FOR ABSENCE: Cllr Jane Baker due to a previous commitment to attend a South Downs National Park workshop on behalf of Hassocks Parish Council. Apologies were also received from Cllrs Leslie Campbell and Sue Hatton.

16/516 DECLARATIONS OF INTEREST: As investors in HKD Energy Limited, Cllrs Bill Hatton and Nick Owens both declared an interest in Item 8 - *Low carbon Technologies in New Build Homes, Council Properties and Schools*. It was agreed that the subject matter had been brought to the Committee's attention by HKD, however the information being discussed was not directly relevant to HKD. NO also declared a personal interest in planning application DM/16/4625 13 Hurst Road, Hassocks.

16/517 MINUTES. The minutes of the meeting held on 31 October 2016 were considered. NO noted the reference to HKD Transition Group should be shown as HKD Energy Limited.

RESOLVED that the minutes of the meeting held on 31 October 2016 as confirmed be signed by the Chairman, subject to the amendments as noted above.

7.35pm Victoria Standfast entered the room.

16/518 PUBLIC PARTICIPATION.

518.1 Bernadette Johnson of 10 The Crescent, Hassocks, spoke on behalf of The Crescent Residents and also on a personal level on Application DM/16/4437 21A The Crescent. The residents had previously objected to an earlier application for 21 The Crescent 08/00890/FUL. The same objections apply to DM/16/4437 including as follows:

- noting that the proposed dwelling is in a conservation area – several trees were removed in the original construction and residents are concerned that more trees will be removed along with a hedge that had been re-planted.
- Residents also believe that the additional building represents overdevelopment and is not in keeping with the locality. Parking is also a matter for consideration.
- Parking is not available at the location, although it is understood that parking should have been made available when the original dwellings were built.
- Number 10 The Crescent will be severely overlooked.

- The Crescent is a single track road and it was severely eroded during the original construction, further construction traffic will increase this damage.
- It is understood that there is no right of access to The Crescent from the properties on the original site of 21 The Crescent. This right of access was given to the original houses but 21 The Crescent was not built at that time, therefore it should stand that any subsequent properties built on this site also do not have a right of access.
- Ms Johnson also felt that the new dwelling would considerably overlook her own property, 10 The Crescent.

518.2 Mr R Longstaff, 2 The Crescent added that he believes the applicant should have considered the access matter in the application. It is believed that the Applicant should have signed Certificate D, not Certificate A which states that the owner has the full leasehold of the land. Mr Longstaff believes that failure to sign the correct certificate invalidates the application.

518.3 Mrs Wrinch, 19 The Crescent had previously circulated a letter to Members for consideration which further reiterates concerns about over-development, highway issues and the impact on residents.
Ms Johnson asked the Committee whether it would be advisable to submit a joint response to Mid Sussex District Council (MSDC) Planning Officer from all residents, or individual responses. NO informed Ms Johnson that the Committee were unable to give advice on planning matters.

518.4 Mr David Cramner of OSP Architecture spoke in favour of Application DM/16/4514 Byanda, Brighton Road, Hassocks. He informed the Committee that planning permission has already been granted for four properties on this site, and that this new application is to improve the design of the already approved dwellings and to increase their fit to the locality.

16/519 Victoria Standfast declared a pecuniary interest in Application DM/16/4625 13 Hurst Road, Hassocks, and a personal interest in Item 8.

16/520 APPLICATIONS

The Chairman proposed to consider applications DM/16/4437 and DM/16/4514 first. This was agreed by the Committee.

DM/16/4437 21A The Crescent, Hassocks BN6 8RB. Erection of 1 no. 3 bed dwelling with associated parking, cycle and refuse storage. Response: Recommend Refusal. This proposal would constitute an overdevelopment of this narrow restricted site. It would be detrimental to the visual amenities of the Keymer Conservation Area. It would overlook Nos 16 and 19 The Crescent and have an adverse effect on the residential amenities of these properties. There is insufficient space at the front of the new dwelling to provide satisfactory car parking spaces.

DM/16/4514 Byanda, Brighton Road, Hassocks BN6 9LX. Demolition of the existing dwelling and associated structures and the erection of four dwellings (revised design of DM/15/2400). Response: Recommend Approval.

DM/16/4235 8 Parklands Road, Hassocks BN6 8JZ. Single storey rear extension. Response: Recommend Approval

DM/16/4474 37 Fir Tree Way, Hassocks BN6 8BU. Proposed first floor extension at rear of the property. Response: Recommend Approval

DM/16/4535 1 Willowbrook Way, Hassocks BN6 8LB. Retrospective application for extensions to lower ground floor, ground floor and first floor, and renewal of whole house façade materials. Response: Recommend Refusal. This application is contrary to Policy 8: Character and Design, of the Regulation 16 Draft Hassocks Neighbourhood Plan. It would be an unneighbourly development which would dominate the properties to the south of the site. It would also necessitate the destruction of the mature trees on the southern side of the site. The application conflicts with Policies B1A, H9 and B1D of the Submitted Mid Sussex Local Plan and also with the Policies of the Hassocks Village Design Statement.

DM/16/4625 13 Hurst Road, Hassocks BN6 9NJ. Demolition of existing workshop and existing attached garage. Construction of a two storey extension to the side elevation to include annex accommodation for dependent relative. Construction of single storey orangery extension to the rear elevation, with single storey to existing utility room. Response: This application has been deferred for consideration until the next planning meeting due to two members having declared an interest, thus leaving the Committee not quorate to make a decision.

DM/16/4678 Courtlands, South Bank, Hassocks BN6 8JP. Retrospective planning for the alterations to existing bungalow to convert existing integral garage to additional bedroom, en-suite shower room new kitchen and dining room. Response: Recommend Approval

16/521 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

16/522 **DECISION NOTICES**

The following APPLICATION WITHDRAWALS were noted:

DM/16/1954	36 Silverdale, Hassocks BN6 8RD
DM/16/3791	33 and 35 Clayton Avenue, Hassocks BN6 8HD

The following APPROVALS were noted:

DM/16/4012	14 Bonnywood Road, Hassocks, BN6 8HR
DM/16/3621	31 Grand Avenue, Hassocks, BN6 8DE
DM/16/4053	14 The Minnells, Hassocks BN6 8QW
DM/16/3726	20 Brook Avenue, Hassocks, BN6 8LG
DM/16/3713	Land Parcel at 531534 116210, Sweetlands, Hassocks.
DM/16/3963	18 London Road, Hassocks BN6 9NT
DM/16/3732	64 Friars Oak Road, Hassocks BN6 8PY
DM/16/3841	17 The Crescent, Hassocks BN6 8RB

The following refusals were noted:

DM/16/3534 Rear Garden of 16 Clayton Avenue, Hassocks BN6 8HD

The following Certificate of Lawful Use or Development was granted:

DM/16/3470 14 Semley Road, Hassocks, BN6 8PE

16/523 CORRESPONDANCE
South Downs National Park Authority (SDNPA) To note correspondence received from SDNPA regarding a review of the South Downs National Park's Local List for Validation of South Downs National Park Development Management Applications. Noted.

16/524 LOW CARBON TECHNOLOGIES IN NEW BUILD HOMES, COUNCIL PROPERTIES AND SCHOOLS.

NO gave some background on the information provided in Appendix 2 and informed Members that following the Paris Climate Change agreement, all signatories had committed to reducing fossil fuel reduction. The proposal for consideration by Hassocks Parish Council (HPC) is that HPC should recommend to Mid Sussex District Council (MSDC) that all new developments of five or more dwellings in Hassocks should adopt low carbon technology for heating as opposed to gas boilers. If installed at the time of construction this is low cost. It was agreed that this should have been included in the Neighbourhood Plan, however amendments are possible at the next stage of the Neighbourhood Plan.

It was noted that Hassocks will not be able to require MSDC to enforce this recommendation, however it is hoped that by bringing this to the attention of the MSDC the proposal will be considered when granting permission to future developments.

16/525 RESOLVED to recommend to Full Council that Hassocks Parish Council champion the adoption of low carbon technologies for heating in new build homes, council properties and schools in the Parish.

Date of Next Meeting. Monday 12 December 2016 at 7.30pm

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

Chairman..... Date.....