

## HASSOCKS PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on 25 April 2016 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs Leslie Campbell (Chair)  
Jane Baker  
Judith Foot  
Bill Hatton  
Sue Hatton

In attendance: Tracy Bates – Acting Assistant Clerk  
5 members of the Public

#### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Victoria Standfast and Carol Wise due to illness.

#### **MINUTES**

**16/282** **RESOLVED** that the minutes of the meeting held on 4 April 2016 as confirmed be signed by the Chairman.

#### **PUBLIC PARTICIPATION.**

Four members of the public spoke against Application DM/16/1269 - 16 Clayton Avenue, Hassocks.

Philippa Ballard, 14 Clayton Avenue objected on the grounds increased risk of flooding with particular concern being for bungalows in The Orchards which are behind the proposed building and are situated at a lower level. Mrs Ballard also expressed concerns over a potential increase with traffic related issues in a road already suffering from parking and access difficulties and the proposed access which is placed near to a bend in the road in Clayton Avenue which poses a potential danger.

Mr Michael Valpy, Waterside, Downs View Road, Hassocks also expressed concern over flooding. His property is placed 50 metres downstream from the proposed building and has already suffered flooding in the garden on several occasions. Concern was also raised about the run off from the building site affecting the quality of the water in the stream.

Ann Ladd, 6 The Orchard, informed the council that The Orchards consists of 16 bungalows for the elderly. There is a hedge which is adjacent to three of the bungalows and borders the garden of the proposed development, there was concern that the hedge would be damaged or removed, which would result in a loss of hedgerow to soak up water and therefore increase the risk of flooding. The garden of the proposed development is higher than

the bungalows in The Orchards, residents of The Orchards are concerned about land movement and disturbance to the soil having an effect on their properties.

Ian Raitt, 20 Clayton Avenue, requested that any proposed development should take into account the significant parking and access difficulties experienced in Clayton Avenue. Access has already been an area of great concern and a building site could add to this. Therefore Mr Raitt asked that arrangements should be put in place to reduce the possible risk of accidents and loss of access. Mr Raitt was also concerned that the submitted plans do not show the watercourse.

## **APPLICATIONS**

**SDNP/16/01554/APNB West Wing, Clayton Holt, Underhill Lane, Clayton BN6 9PL. Replacement/extension of an existing wooden building.** Response: Recommend Approval.

**SDNP/16/01613/HOUS The Beeches, Underhill Lane, Clayton, Hassocks BN6 9PL. Removal of existing summerhouse and erection of new summerhouse (approx.5.1m wide x 3m deep and 2.5m high).** Recommend Approval.

**DM/16/1020 St Francis of Assisi Church, Priory Road, Hassocks. Re-clad and re-felt the exterior. Modify and repair windows and doors. Relocate and widen the rear fire exit door and install velux roof lights.** Response: Recommend Approval.

**DM/16/1029 13 Hassocks Close, Hassocks BN6 8FD. Loft extension with dormer and single storey rear extension.** Response: Recommend Approval.

**DM/ 16/1269 16 Clayton Avenue, Hassocks, BN6 8HD. Construction of a new four bedroom, one and a half storey dwelling, garage and new access driveway.** Response: Recommend Refusal.

1. The access road to the new development is through the narrow gap between Nos 16 and 18 Clayton Avenue. It is very close to No 16 and would be detrimental to the quality of the environment of this dwelling.

2. The proposed development is undesirable backland development which would reduce the high quality of the open area south of Clayton Avenue.

3. The proposal would set a precedent for further development in the back gardens of the adjoining properties to the west of the site to the further deterioration of the quality of the local environment.

4. The proposal is located in an area subject to flooding and would exacerbate existing land drainage problems in the area.

5. The proposal would have a detrimental effect on the amenities of the Orchards in that it would cause damage to the attractive hedge between the site and the Orchards,

**DM/16/1343 2 Grand Avenue, Hassocks BN6 8DA. To extend the property to one side and rear at ground floor level, replacing an existing garage and increasing the extent of an existing dormer window to the rear at first floor level. Response: Recommend Approval.**

**DM/15/2131 81 Dale Avenue, Hassocks, West Sussex BN6 8LR. To convert existing garage into utility room, extending up to the main property with access into existing kitchen and installation of a new dormer to the west elevation. Response: Recommend Approval.**

**DM/15/4900 Primavera, Wellhouse Lane, Burgess Hill RH15 0BN. First floor extension over existing footprint. Amended plans received 04.04.2016 showing reduction in height of extension on western boundary. Response: Recommend Approval.**

**DM/16/1025 11 Hassocks Close, BN6 8FD. Loft extension with dormer windows to front and rear together with a rear single storey extension. Response: Recommend Approval.**

**DM/16/1286 Penlee, 52 Hurst Road, Hassocks BN6 9NL. Partial demolition and new glazed extension. Interior refurbishment and window/rooflight refurbishment. Response: Recommend Approval.**

**DM/16/1342 4 Friars Oak Road, Hassocks BN6 8PX. Hip to gable loft conversion with rear facing dormer. Application for a Lawful Development Certificate for Proposed use or development. Response: Noted**

**DM/16/1550 7 Newlands Close, Hassocks BN6 8BG. Removal of existing dormer window and cat slide roof to front elevation and replace with full height first floor walls and windows, and new hipped roof over, all to match existing. Additional or altered windows and doors to existing rear and side elevations. Response: Recommend Approval.**

**DM/16/1603 18 Orchard Lane, Hassocks, BN6 8QF. Lime (T1) remove 3no. lateral branches overhanging northern fence line. Horse Chestnut (T2) reduce crown by 1.5m and thin by 10%, remove lateral branches (toward property). Response: Recommend Approval.**

**16/283**

**RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for considerations.

**DECISION NOTICES**

The following APPROVALS were noted:

SDNP/15/01677/FUL Oldlands Cottage, Oldlands Lane, Hassocks

DM/16/0562 21 Clayton Avenue, Hassocks BN6 8HD

DM/16/0945 46 Hurst Road, Hassocks BN6 9NL

DM/16/0868 28 Queens Drive, Hassocks BN6 8DF

DM/16/0853 22 Stanford Avenue, Hassocks BN6 8JJ

**Date of Next Meeting.** Monday 16 May 2016

There being no other business the Chairman closed the meeting at 8.55pm.

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