

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 31 October 2016 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Leslie Campbell (Chair)
Judith Foot
Bill Hatton
Sue Hatton
Nick Owens
Victoria Standfast

In Attendance: Jane Bromley – Clerk
Two Members of the Public

16/493 APOLOGIES FOR ABSENCE: Jane Baker

16/494 DECLARATIONS OF INTEREST: None declared.

16/495 MINUTES:

16/496 RESOLVED that the minutes of the meeting held on 10 October 2016 as confirmed be signed by the Chairman.

16/497 PUBLIC PARTICIPATION

497.1

John Willis from the HKD Energy Limited spoke concerning a recent project that the Group had been involved with furnishing Downlands School with solar panels. In addition the expansion of the school offered the opportunity for a feasibility study into the use of ground source heat pumps to heat the school, the sports centre and nearby Windmills school. The feasibility study was being funded by a grant from the Rural Communities Energy Trust Fund. John Willis was keen for the Parish Council to take on board the importance of sustainable energy for heating particularly at this time when large developments are due to be built.

LC advised the Committee that this subject was not on the agenda but if they agreed could be included on the agenda for 21st November Planning Committee meeting. LC asked that some material be obtained from the HKD Group ahead of this meeting for Councillors to acquaint themselves with the full facts of the use of such an energy source. The Committee could then formulate a recommendation for a policy for the Parish Council. All agreed.

16/498 APPLICATIONS

DM/16/3177 Land Parcel To The North of Millway, Ockley Lane, Hassocks BN6 8NU. Outline application for the erection of 1 no. detached bungalow and oak framed car port/garage. Amended plans received 12.10.2016 and 17.10.2016 to show revised layout. Response: The proposed creation of a new dwelling is contrary to the provision of Policy 1 of the Reg. 16 submission version of the Hassocks Neighbourhood Plan. In that it is not required for the purposes of agriculture and it would compromise the objectives and fundamental integrity of the Burgess Hill and Keymer Gap. Furthermore the proposal is contrary to Policy C2 of the Mid Sussex Local Plan as it envisages a new dwelling in the Strategic Gap between Burgess Hill and Hassocks. RECOMMEND REFUSAL.

DM/16/3999 31 Chestnut Drive, Hassocks, BN6 8AZ. Retrospective application for the conversion of the garage into a habitable space. Response:

On a narrow road such as this, the elimination of the potential parking space provided by the garage would constitute over development of this property and increase the number of vehicles parked on the road. The additional parking further obstructing the road for users and emergency vehicles. Response: RECOMMEND REFUSAL (By majority voting 4:1, 1 abstention)

DM/16/4276 55 The Quadrant, Hassocks, BN6 8BS. Alteration and extension to ground floor bay/porch area. Erection of new conservatory to rear. Fixing of new metal balustrade to existing flat roof and alteration of window to door at flat roof level. Response: RECOMMEND APPROVAL

DM/16/4277 42 Hurst Road, Hassocks, BN6 9NL. Variation of condition 4 of application DM/15/4354 to change the requirement to provide visibility splays from 'within six months of consent' to 'prior to operation of nursery'. Response: RECOMMEND APPROVAL

DM/16/4290 3 Priory Road, Hassocks, BN6 8PS. New bedroom window to south elevation. Response: RECOMMEND APPROVAL

DM/16/4270 37 Windmill Avenue, Hassocks, BN6 8LJ. Install a replacement porch to the front of property and replacement windows to property. Response: RECOMMEND APPROVAL

DM/16/4191 4 Sycamore Way, Hassocks, BN6 8YH. Retrospective conversion of garage to living space. Response:

On a narrow road such as this, the elimination of the potential parking space provided by the garage would constitute over development of this property and increase the number of vehicles parked on the road. The additional parking further obstructing the road for users and emergency vehicles. Response: RECOMMEND REFUSAL.

DM/16/4224 3 Oak Tree Drive, Hassocks, BN6 8YH. Erection of new covered porch to ground floor front elevation, new dormer to front in existing roof pitch, new single storey rear extension and dormer in rear roof and internal alterations. Response: RECOMMEND APPROVAL

DM/16/4477 53 Mackie Avenue, Hassocks, BN6 8NJ. T3 Ash – crown lift lower limbs by 6m and remove deadwood. Awaiting Tree Warden's response.

16/499 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

16/500 **DECISION NOTICES**

The following APPLICATION WITHDRAWAL was noted:

DM/16/3155 Farm Buildings, North East of West Barn, Hurst Road, Hassocks

The following APPROVALS were noted:

WSCC/054/16/HA	Downlands Community School, Dale Avenue, Hassocks
DM/16/3539	Keymer Stores, 103A Keymer Road, Hassocks.
DM/16/3616	69 Grand Avenue, Hassocks BN6 8DD
DM/16/3983	19 Semley Road, Hassocks. (No documents received by HPC who had therefore not commented)

The following refusals were noted:
None.

The following general permitted development submissions were noted:

DM/16/3983	19 Semley Road, Hassocks. (No documents received by HPC who had therefore not commented previously)
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501.1

CORRESPONDANCE

Mid Sussex District Plan Examination.

To note correspondence received from the Independent Officer for the Mid Sussex District Plan Examination. (Attached: Appendix 1).

To consider action as required on behalf of Hassocks Parish Council.
BH reminded all that a letter had been sent from HPC on 8th July 2015 with regard to the Parish Council's comments on the Mid Sussex Local Plan. Since this letter the Local Plan had been amended with regard to housing numbers and that no subsequent comment from HPC had been made.
SH considered that the comments in the letter of 8th July 2015 stood for the amended Local Plan as well as the original and therefore that no further comments needed to be made.

LC suggested that a letter be sent from HPC referring Pauline Butcher of MSDC of the Parish Council's letter of 8th July 2015 with a request that the comments be considered during Examination of the Mid Sussex Local Plan.
All agreed.

501.2

Application DM/16/1775. Hassocks Golf Club, London Road, Hassocks.

Review of progress.

The Chair read out a statement on behalf of Hassocks Golf Club

"It is understood that Hassocks Parish Council members have requested an update on the expected determination arrangements for the current Hassocks Golf Club planning application (Ref: DM/16/1775).

Following the unexpected decision of MSDC to resolve to approve the Friars Oak application (Ref: DM/15/0626), MSDC have asked us to revise our traffic and air quality model to incorporate the Friars Oak scheme as a 'committed' development. We can confirm that this work is now underway and we expect the Hassocks Golf Club application to be reported the 8th December meeting of MSDC's planning committee.

We are advised that the definitive determination arrangements for the Hassocks Golf Club application will not be confirmed by MSDC officers until the last week of November. "

Chris Beaver, Director Planning Sphere Ltd.

The Committee noted that MSDC had asked Planning Sphere Ltd to revise their Traffic and Air Quality Model to take into account the allocated site Friars Oak.

NO confirmed that MSDC were looking at this issue incrementally rather than for all development as a whole as had been done for the Neighbourhood Plan.

VS asked whether the PC had ever seen a copy of the Air Quality and Traffic Study that WSCC had carried out and the Committee confirmed that they had not.

NO suggested that a Freedom of Information request be sent to both MSDC and WSCC for a copy of all the drafts and final Studies compiled by WSCC and that this should be the subject of a recommendation to the Parish Council at their meeting on 8th November 2016.

All agreed.

LC asked the Committee whether they felt it necessary for the Parish Council to be represented at the Planning Committee meeting when the Golf Course Planning Application would be considered.

BH felt that the PC had supported the application by virtue of the fact that it was in the Neighbourhood Plan and that was sufficient.

LC felt that Councillors as individuals may want to attend the meeting to support the application but representation from the PC was not necessary.

BH agreed and that the process be kept under review.

NO suggested that, should the recommendation from the Planning Committee concerning the Ground Source Heat Pump Policy to the Parish Council be accepted, then the PC ought to write to MSDC pointing out the benefits of such an energy efficient scheme which should be adopted as a condition for this development if approved.

LC advised that whether to make such a recommendation to the PC would be decide at the next Planning Committee meeting.

Date of Next Meeting. Monday 21 November 2016 at 7.30pm

There being no other business the Chairman closed the meeting at 8.50pm

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