

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 18 April 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Leslie Campbell (Chair)
Peter Gibbons
Nick Owens

In Attendance: Ian Cumberworth – Clerk

17/736 APOLOGIES FOR ABSENCE: Bill Hatton, Sue Hatton, Judith Foot

Absent without apology Victoria Standfast

17/737 DECLARATIONS OF INTEREST: None

17/738 MINUTES.

RESOLVED that the minutes of the meeting held on 27 March 2017 as confirmed be signed by the Chairman,

17/739 PUBLIC PARTICIPATION.

Two members of the public were present Mr and Mrs Luxton. Mr Nicholas Luxton spoke in support of application DM/17/1110 (Appendix 1)

17/740 APPLICATIONS

DM/17/1110, 2 Dale Avenue, Hassocks, BN6 8LW. Proposed front extension to provide a porch and rear extension to provide living room. Removal of existing roof, extending at first floor level to provide three bedrooms and two bathrooms. **RECOMMEND: APPROVAL** Members commended the approach to incorporate Eco design concepts into the development.

DM/17/1079, Sussex Retro and Classic Car Ltd, Keymer Garage, 107 Keymer Road, Hassocks, BN6 8QL. Proposal to add an MOT test station (B2) to the current car sales and offices. **RECOMMEND: APPROVAL**

DM/17/1341, 14 Flowers Close, Hassocks, BN6 8FF. (T1) Ash – fell. (T2) Horse Chestnut – remove 4 lowest branches back to trunk / major stem to reduce crown weight. (T3) Sycamore – remove lowest branch overhanging garden. **RECOMMENDED: NOTED AWAITING TREE WARDENS RESPONSE.**

DM/17/0001, 8 The Close, Hassocks, BN6 8DW. Single storey extension, first floor side extension and two storey side extension. Amended plans received 24.03.2017 showing reduced size for the proposed extension. Response; **RECOMMENDED REFUSAL** This proposed development remains overbearing and represents overdevelopment of the site, and such

would detract from the visual amenities of the neighbouring property (7 The Close) Contrary to Neighbourhood Plan policy 8

DM/17/1237, Keymer Rectory, 1 The Crescent, Hassocks, BN6 8RN. The replacement of the existing timber windows and doors on the north east facing elevations with new upvc windows and Georgian bar, a new composite front entrance door and upvc rear door. RECOMMENDED: APPROVAL SUBJECT TO A PROPER GEORGIAN BAR BEING INCORPORATED. Neighbourhood Plan regulation 16 policy 6 (Development) conservation areas require protection and sympathetic development of the Crescent.

DM/17/1270, 77 Ockley Lane, Hassocks, BN6 8NT. The existing conservatory is to be demolished and replaced with a single storey rear and side extension with roof lights. There will be a part two storey rear extension to provide a larger 3rd bedroom and a study with velux roof lights. The roof over the existing garage is to be replaced to provide an en-suite for the master bedroom with a dormer. RRECOMMENDED: APPROVAL

DM/17/0485, 7 Abbots Close, Hassocks, BN6 8PH. Proposed rear single storey extension. RECOMMENDED: APPROVAL

DM/17/1390, 17 Farnham Avenue, Hassocks, BN6 8NR. Proposed single storey rear extension. RECOMMENDED: APPROVAL

DM/17/1166, 43 The Quadrant, Hassocks, BN6 8BS. Proposed single storey side extension and front extension. RECOMMENDED: APPROVAL

DM/17/1380, Wellhouse Farm Wellhouse Lane, Burgess Hill, RH15 0BN. Two storey rear and side extension. RECOMMENDED: APPROVAL

DM/17/1482 60 Ockley Way, Hassocks BN6 8NF. Proposed single storey side extension and alterations. RECOMMENDED: APPROVAL

LI/17/0464 Adastra Park, Keymer Road, Hassocks BN6 8QH. New Premises Licence. RECOMMENDED: APPROVAL

17/741 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

17/742 **DECISION NOTICES**

The following APPROVALS were noted:

DM/17/0642	Beechwood, South Bank, Hassocks
DM/17/0576	11 The Close, Hassocks, BN6 8DW
DM/16/5000	Brookwood Place, Ockley Lane, Hassocks, Burgess Hill
DM/17/0516	New Close Farm, London Road, Hassocks

The following appeal was granted;

APP/D3830/W/16/3160513	Rose Court, North Bank, Hassocks, BN6 8JG
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The following REFUSAL was noted:

DM/17/0139 The Old Coach House, 6 Woodslan Road
Hassocks.

The following WITHDRAWAL was noted:

DM/17/0651 1 Willowbrook Way, Hassocks BN6 8LB

**17/743 Urgent Matters at the discretion of the Chairman for noting and/or
inclusion on a future agenda**

The following planning appeal was noted:

AP/17/0015 21A The Crescent, Hassocks BN6 8RB.

Date of Next Meeting: 8 May 2017 at 7.30pm

There being no other business the Chairman closed the meeting at

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

2 Dale Avenue, Hassocks.

Parish Council Planning Sub-Committee Presentation Notes

Adastra Hall, Hassocks. 18th April 2017-04-16

NEED

1. House is 65 years old and needs work – water ingress etc.
2. Refurbished internally about 17 years ago - Cheaply done and falling apart.
3. Autistic son who has been in a box room – he will be with us for a while so a decent room would be nice.
4. We cannot find anywhere else that we can afford to up scale to and in any event we like where we are.

PLANNING ACTIVITY

1. In 2008 we had an acceptance in principal by Mr Redman of MSDC Planning (subject of course to design and submission) to lift the roof by up to 1.2m. I think we are going to be below this.
2. We had a pre-planning meeting with Joseph Swift (there are notes attached the submission) and have take into account his comments. We have:
 - a. Reduced the size of the street dormer (although the guidelines provided are aimed at conservation projects)
 - b. Removed the FF terrace at the rear.
3. We have consulted our only neighbour and she is happy with the proposals.
4. There are no other neighbours who will be impacted by the proposals (Garages to the West and BT telephone exchange to the South)
5. The consultation period ended on 14th April and there have been no representations or objections.
6. We have dug a trial hole and had it inspected by MSDC Building Control and they have confirmed that it is acceptable for the proposals.

DESIGN

1. We are going for a "Eco" design with solar electricity generation, Air Source heat pumps, triple glazing, substantial insulation etc. so we are doing our bit for the environment.
2. Given the site location, we have the opportunity to deliver a decent design that enhances the area and we have taken care to do so.
3. The materials are facing brick, timber cladding, render and metal roof, of which there are many examples locally – some of which are attached to the application.
4. The garden roof volume is required to allow use of one bedroom and the family bathroom and has been made as small as it can be. It is in any event within permitted development rules.