

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 26 June 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Tracy Bates, Deputy Clerk
3 Members of the Public

P17/13 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Judith Foot and Jane Baker

P17/14 DECLARATIONS OF INTEREST. There were no declarations of interest.

P17/15 MINUTES.

RESOLVED that the minutes of the meeting held on 5 June 2017 as confirmed be signed by the Chair as a true and accurate record of the meeting.

The Chairman noted that some concerns had been raised regarding the content of information provided in Public Participation, and that this would be addressed later in the meeting.

P17/16 PUBLIC PARTICIPATION.

Dr Howard Stone, 26 Damian Way, Hassocks, thanked the Committee for considering his correspondence regarding application DM/17/1925, Proposed front and side extension incorporating new pitched roof dormers, 26 Damian Way (Agenda Appendix 2 Item 8.1). In his correspondence, Dr Stone had raised concern that there were inaccuracies in the information provided by Mr Rylance as part of the Public Participation at the meeting held on 5 June 2017. Dr Stone had presented contrary information for the Committee to consider. Dr Stone also informed the Committee that he had submitted a pre-planning application and had undertaken five separate meetings with the MSDC to refine the final application prior to submission. He had submitted a Planning Statement to accompany his full application, however this had not been uploaded onto the MSDC website nor was it included with the application documents as considered by the HPC Planning Committee. Therefore Dr Stone asked the Committee to reconsider its recommendation to refuse the application in the light of this additional information.

Mr Frank Rylance, spoke in opposition to application DM/17/1753 (Amended Plans), 27 Damian Way, Hassocks. Mr Rylance believed that the change from a front hipped roof to a barn hip was a minor change and therefore the argument about spoiling the original 1950's street scene remains the same. Mr Rylance stated that all of the 1950's bungalows on this road remain

without front dormer windows and therefore the street scene remains as a 1950's street scene. Mr Rylance acknowledged that the bungalows at the far end of Damian Way displayed dormer windows at the front, however these bungalows were built in 1996 and are therefore not part of the original street scene.

Mr Gary Lawson, 26 Silverdale, Hassocks spoke in support of application DM/17/2222; first floor extension over existing garage at this address. Mr Lawson informed the Committee that neighbours on both side of the property have submitted letters in support of the application which can be viewed on the MSDC website. Mr Lawson also advised Members that he had carried out a survey of residents in the road prior to submitting an application to ensure that there were no concerns.

P17/17 Following the Public Participation, the Chairman proposed changing the order of the agenda to consider Application DM/17/2222, 26 Silverdale, Hassocks first. Followed by Application DM/17/1753 27 Damian Way, Hassocks, and then agenda item 8.1 Correspondence from Dr Stone regarding Application DM/17/1925. 26 Damian Way.

P17/18 APPLICATIONS

DM/17/2222 26 Silverdale, Hassocks BN6 8RD. First floor extension over existing garage. Response. RECOMMEND APPROVAL.

1 member of the Public left the meeting.

DM/17/1753 27 Damian Way, Hassocks BN6 8BH. Raising of front hipped roof to barn hip (Amended plans and description 14.06.2017). Response: RECOMMEND APPROVAL.

P17/19 CORRESPONDENCE.

DM/17/1925 26 Damian Way, Hassocks. Members had been invited to consider correspondence received from Dr Howard Stone, 26 Damian Way, Hassocks. The Chairman informed the Committee that he would like Members to review the process used to make the decision on the application. He reminded the Committee that the Planning Statement had been absent from the original documentation, and also of Dr Stone's concerns that there had been some inaccuracies in the elements of the information provided. This was considered by the Committee. Cllr Bill Hatton reported that whilst acknowledging the additional information provided, he believed that the Committee had looked closely at the proposal and that a reasonably formed view had been taken. This application would alter the existing street scene and therefore the reason for refusal remained unchanged.

The chairman then asked the Committee to consider whether the decision should be taken to re consider the application to ascertain that the same recommendation would be made in the light of the additional information provided. This was considered by the Committee and it was

RESOLVED that the Committee were satisfied with the decision made and that a review of the application was not necessary.

P17/20

APPLICATIONS

DM/17/2159 The Oaks, Southdown Farm, Lodge Lane, Hassocks BN6 8HD. Proposed three bay garage (Arborocultural Implications Assessment submitted 08/06/2017). Response: RECOMMEND APPROVAL. Cllr Victoria Standfast abstained.

1 member of the Public left the meeting.

DM/17/2229 15 The Minnells, Hassocks BN6 8LX. Oak (T1) reduce by 2m overall (on house side) and deadwood crown. Response: RECOMMEND APPROVAL.

DM/17/1120 60 London Road, Hassocks BN6 9NU. Proposed detached 1 bedroom dwelling to the rear of 60 London Road. Amended plans received 01.06.2017. Response: RECOMMEND REFUSAL. The proposed dwelling remains backland development without adequate room for access. The plot is very small with inadequate space around the dwelling to provide a satisfactory residential environment. Permitting this dwelling would have a detrimental effect on the visual amenities and residential environment of the surrounding dwellings.

DM/17/2094 12 Oldlands Avenue, Hassocks BN6 8DJ. Demolition of rear lean-to conservatory and replaced by new rear extension, demolition of existing chimney stack at the rear, addition of a dormer to the rear and installation of roof light windows in the front elevation. Response: NOTED.

DM/17/2177 25A Hurst Road, Hassocks BN6 9NJ. Resubmission of Planning Permission DM/16/2843 to include – New front entrance hall and cloakroom, garage conversion to create music room, rear lower ground floor extension and replace balcony and balcony screen as existing. Response: RECOMMEND APPROVAL.

DM/17/2151 Land adjacent to Millway Cottage, Ockley Lane, Hassocks BN6 8NU. Detached four bedroom chalet bungalow and detached oak framed garage to rear of property. Response: RECOMMEND APPROVAL.

DM/17/2333 2 Newlands Close, Hassocks BN6 8BG. Single storey rear extension and conversion of garage to habitable space. Response: RECOMMEND APPROVAL.

DM/17/2305 33 Woodland Road, Hassocks BN6 8HG. Retrospective application for the erection of a shepherds hut in the rear garden. Response: RECOMMEND REFUSAL. The overall height and size of this structure is unneighbourly.

DM/17/0458 16 The Close, Hassocks BN6 8DW. Removal of conservatory, garage and all shed structures. Single storey rear ground floor extension, roof conversion and replacement garage with storage. Amended Plans received 19/06/2017 showing revised garage siting and supporting tree report. Response: RECOMMEND APPROVAL.

P17/21 **RESOLVED** that the observations on the planning issues in minute ref P17/18 and P17/20 above be submitted to the relevant Planning Authority for consideration.

P17/22 **DECISION NOTICES**

The following APPROVALS were noted:

DM/17/1808	12 Lodge Lane, Hassocks, BN6 8NA
DM/17/1985	32 Woodsland Road, Hassocks, BN6 8HG
DM/17/1588	59 Ockley Way, Hassocks, BN6 8NF
DM/17/1661	6 The Close, Hassocks, BN6 8DW
DM/17/0430	9 Clayton Park, Hassocks, BN6 8JQ
DM/17/1110	2 Dale Avenue, Hassocks BN6 8LW

The grants of the following Certificates of Lawful Use or Development were noted:

DM/17/1701	38 Adastra Avenue, Hassocks, BN6 8DL
DM/17/2025 -	24 Clayton Avenue Hassocks, BN6 8HD

The following WITHDRAWALS were noted:

DM/16/2623	Belmont, Belmont Lane, Hurstpierpoint, Hassocks
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P17/23 **A GUIDE TO PROBITY AND PLANNING.** Members were asked to note the attached Guide to Probitry and Planning. This document is to provide guidance to Planning Committee Members. This was NOTED by members.

P17/24 **CORRESPONDENCE**

West Sussex Joint Minerals Local Plan. Members were asked to note the Statement of Submission of the West Sussex Joint Minerals Local Plan, and information regarding the examination of the Plan by an independent Planning Inspector. The Chairman reported that he believed HPC would want to make representation at the Public Hearing. Members noted the documents.

P17/25 **Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda.**

Cllr Leslie Campbell reported that he had received concerns regarding work being carried out at 8A Woodsland Road, following application DM/16/5303. These concerns will be passed onto the MSDC Planning Officer.

P17/26 **Date of Next Meeting:** Monday 17 July 2017 at 7.30pm

There being no other business the Chairman closed the meeting at 9.05pm

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