

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 7 August 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Leslie Campbell
Nick Owens (Chair)
Ian Weir
In Attendance: Tracy Bates, Deputy Clerk

P17/38 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Bill Hatton, Judith Foot and Victoria Standfast.

P17/39 DECLARATIONS OF INTEREST. Cllr Ian Weir declared a personal interest in application DM/17/2901 21 Semley Road, Hassocks BN6 8PD and Cllr Jane Baker declared a personal interest in application SDNP/17/03541/LDP Holm Oak, Brighton Road, Hassocks.

P17/40 MINUTES.

RESOLVED that the minutes of the meeting held on 17 July 2017 as confirmed be signed by the Chair as a true and accurate record of the meeting.

P17/41 PUBLIC PARTICIPATION. There were no members of the Public present.

P17/42 APPLICATIONS

DM/17/2401 25 Little Copse Road, Hassocks, BN6 8PQ. Proposed single storey side extensions to either side of property (replacing existing garage to left), together with a new porch to the front. Response: RECOMMEND APPROVAL.

DM/17/2611 Mama Ghanoushe, 31 Keymer Road, Hassocks, BN6 8AG. Proposed demolition of rear single extension, and construction of a two-storey side (plus roof) extension to create three new flats (one on each floor) and enlarged first floor flat. Response: RECOMMEND REFUSAL. The creation of three further dwellings in this central village location without the provision of additional parking is of considerable concern. The proposed development is in close proximity to a busy road junction, and there is a risk of increased pavement parking which will create a hazard for both pedestrians and road users.

DM/17/2901 21 Semley Road, Hassocks, BN6 8PD. Proposed garden room to the rear. Cllr Ian Weir abstained from this application. Response: RECOMMEND APPROVAL.

DM/17/1599 First Floor Bridge House Station Approach East, Hassocks, BN6 8HN. Extension to change 2no. 1 bed flats to 2no. 2 bed flats which includes the addition of a rear first floor extension and 2 side platforms with stairways. Amended plans received 03.07.17 and 12.07.17). Response: RECOMMEND APPROVAL

DM/17/3020 Keymer Rectory, 1 The Crescent, Hassocks, BN6 8RB. T1 Lawson Cypress – Fell. T2 Whitebeam – Fell, T3 Sycamore – Fell, T4 Yew – reduce crown by up to 2.5 metres. Response: RECOMMEND APPROVAL

DM/17/3035 18 Fir Tree Way, Hassocks, BN6 8BU. T1 Oak Tree – reduce crown by up to 2 metres. Response: RECOMMEND REFUSAL. This is a particularly fine 50/60 year old oak, probably the finest of its kind in the village—straight vertical trunk with beautifully balanced crown. So any proposal needs looking at very carefully. The crown does overhang the front drive but not by very much. The reduction of the crown by up to 2 metres is unlikely to achieve the stated purpose in the application, namely to reduce overhang. Moreover the beautiful shape of this tree will be gone for ever. Better (if something has to be done at all) would be to raise the crown a little by removing the lowest 2/3 branches. The Council would urge that this application is rejected with the suggestion that a revised one be submitted along the lines suggested above.

DM/17/2897 15 Kymer Gardens, Hassocks, BN6 8QZ. Part conversion of existing garage with infill. Small rear extension. Bi-fold doors to be fitted at side of garage and replacement of existing patio doors in the lounge. Raised wooden decking. Front door to be removed and placed adjacent to existing garage door. (Lawful Development Certificate). Response: Noted. The Committee expressed some concern over whether the application would come under Lawful Development given the size of the final dwelling.

DM/17/2969 Tennis Courts, Adastral Park, Keymer Road, BN6 8QH. Oaks (T1 and T2) lift canopy by 6m only over tennis court to clear obstructing fence line. Response: Noted

SDNP/17/03541/LDP Holm Oak, Brighton Road, Hassocks BN6 9PD. Use of C3 premises as a home for up to four children or young people with up to two full time resident carers sleeping overnight and living together as a single household. Response: Noted. The Committee expressed serious concerns about the safety of vulnerable children given the close proximity of this property to a very busy road and a railway line. It was also noted that the address was incorrectly shown as Hassocks, this should be Clayton.

DM/17/3064 9 Clayton Park, Hassocks BN6 8JQ. Remove existing horizontal tile cladding and replace with horizontal untreated larch (amendment to planning ref. DM/17/0430). Response: RECOMMEND APPROVAL

DM/17/3049 14 The Close, Hassocks BN6 8DW. Proposed first floor rear extension over existing ground floor extension. Response: RECOMMEND APPROVAL

P17/43 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P17/44 **DECISION NOTICES**

The following APPROVALS were noted:

DM/17/2173	2 Stonepound Ridge, Hassocks, BN6 8JG
DM/17/2305	33 Woodlands Road, Hassocks, BN6 8HG
DM/17/2333	2 Newlands Close, Hassocks, BN6 8BG
DM/17/0458	16 The Close, Hassocks, BN6 8DW

DM/17/2222
DM/17/2093
DM/17/1753

26 Silverdale, Hassocks, BN6 8RD
11 Rose Court, North Bank, Hassocks
27 Damian Way, Hassocks, BN6 8BH

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

DM/17/2094 12 Oldlands Avenue, Hassocks, BN6 8DJ

P17/45 CORRESPONDENCE.

17/45.1 **New Street Name.** A request for an address has been received by Mid Sussex District Council (MSDC) for a development of 4 houses rear of 54-58 Keymer Road, Hassocks (DM/16/5650). The new development will create one new street, and the developer has forward a proposed street name of 'Bonchurch Place'. Members were invited to consider the proposed street name along with any other suggestions which the Committee may have had.

The Committee felt that the proposed name of 'Bonchurch Place' bore no link to Hassocks and was, therefore, an inappropriate street name. After some discussion it was agreed that Dale Mews or Keymer Mews would be more suitable.

It was AGREED that Dale Mews or Keymer Mews would be proposed to MSDC as alternative street names for the development rear of 54-58 Keymer Road, Hassocks.

17/45.2 **Ditchling, Streat and Westmeston Neighbourhood Plan.** Members were invited to view the Ditchling, Streat and Westmeston Regulation 16 Draft Neighbourhood Plan, and to consider the submission of comments on behalf of Hassocks Parish Council.

The draft plan was noted. It was agreed that no comments were required.

P17/46 DRAFT BUSINESS PLAN. Members were invited to consider the content of the draft Business Plan document and to nominate volunteers to develop the Business Plan priorities assigned to the Planning Committee to enable detailed proposals to be considered at the September meeting.

It was AGREED that Cllr Nick Owens would review the relevant elements of the Business Plan and report back to the Committee at the next meeting.

P17/47 Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda.

17/47.1 The Chairman shared correspondence from the East Sussex County Council Rights of Way Access Officer. Hassocks Parish Council had previously

raised an objection to an application for the diversion of Footpath 46a, near Lodge Hill, in Ditchling.

Members were informed that 59 responses were received altogether – of these 57 objected and two suggested modifications. The modifications would be to replace the existing stiles with gates or gaps.

At present, the overwhelming weight of objections to the proposal means that East Sussex County Council could not support an Order here. In line with usual practise, the applicant has been given the opportunity to respond to the objections, or amend their application to try and address the concerns raised if they so wish. A further option for the applicant is to choose to carry on providing the alternative route alongside the definitive footpath.

Members were assured that no legal changes have been made to the footpath.

17/47.2 The Chairman instructed the Deputy Clerk to arrange a meeting between the Head of Planning at MSDC and the Chairman of HPC Planning Committee to discuss the development of a joint proposal for a Green Planning Policy. This is as a follow up to a letter sent in January by Cllr Ian Weir inviting MSDC to discuss such a Policy with HPC.

The Chairman informed the Committee that the first house in Hassocks has effectively gone 'off grid'. This has been achieved through the use of Solar Panels and the installation of battery storage.

P17/48 **Date of Next Meeting:** Monday 29 August 2017 at 7.30 pm

There being no other business the Chairman closed the meeting at 9.10 pm

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