

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 22 January 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Leslie Campbell, Bill Hatton and Nick Owens.

Deputy Clerk: Tracy Bates
2 members of the Public.

P17/127 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Judith Foot and Victoria Standfast.

P17/128 DECLARATIONS OF INTEREST. Cllr Jane Baker declared a personal and pecuniary interest in application **SDNP/18/00011/HOUS Pembury, Ditchling Road, Clayton, Hassocks, BN6 9PH.** Erection of cedar wood greenhouse approx. 10ft x 12ft on part of existing vegetable garden.

P17/129 MINUTES.

RESOLVED that the minutes of the meeting held on 2 January 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

P17/130 PUBLIC PARTICIPATION. There were two members of the public present, Mr and Mrs James from Belmont Lane, Hassocks. Mr James spoke in opposition of application DM/17/5225 Tudor Cottage, Belmont Lane, Hurstpierpoint, Hassocks, BN6 9EP for the following reasons; inadequate access for construction, inadequate access for ongoing use, the proposed dwelling is in the strategic gap between Hurstpierpoint and Hassocks and the detrimental impact of the proposed dwelling on Mr and Mrs James' property. Mr James also asked the Committee to note that the applicant has made very similar objections about access against previous applications for development in the same area. Full details of Mr James' reasons for opposition are attached in Appendix A. Mr James therefore urged the Committee to recommend refusal of this application.

P17/131 The Chair proposed amending the order in which the applications were considered, to consider application DM/17/5216 Belmont, Belmont Lane Hurstpierpoint, Hassocks BN6 9EP first followed by application DM/17/5225 Tudor Cottage, Belmont Lane, Hurstpierpoint, Hassocks, BN6 9EP, before moving onto the other applications. This was agreed by the Committee.

P17/132 APPLICATIONS

DM/17/5216 Belmont, Belmont Lane Hurstpierpoint, Hassocks, BN6 9EP. Erection of single dwelling house. Redesign of extent approval for a replacement dwelling (DM/09/00191FUL and DM/11/02270/EOT) Response: RECOMMEND APPROVAL. The Committee accepts that this is an extant approval and are therefore relying on the District Council to

ensure that the necessary requirements have been met and that the application is not a significant variation of the original proposal.

DM/17/5225 Tudor Cottage, Belmont Lane, Hurstpierpoint, Hassocks, BN6 9EP. Outline application for the provision of a detached house and garage. Response: RECOMMEND REFUSAL. The proposed application would be located within the Keymer/Hassocks and Hurstpierpoint gap as defined in Policy 2b: Hurstpierpoint Gap of the Regulation 16 Hassocks Neighbourhood Plan. The application is contrary to all sections of Policy 2. Furthermore, the application is also contrary to most of Policy 8: Character and Design. In addition the access road to the proposed site is a narrow public footpath and the impact of any increase in traffic along it would be of considerable concern.

DM/17/4950 8 The Willows, Hassocks, BN6 8NP. Proposed single storey rear extension to include log burner and external flue. Response: RECOMMEND APPROVAL

DM/17/5146 84 Grand Avenue, Hassocks, BN6 8NP. Replace existing conservatory with a proposed two storey side and rear extension. Response: RECOMMEND APPROVAL

DM/17/5178 The Warren, 62 Church Mead, Hassocks, BN6 8BW. Demolition of existing single storey rear extension and erection of new single storey rear extension. Response: RECOMMEND APPROVAL

DM/17/5124 Sussex Lantern Southdown Farm, Lodge Lane, Hassocks, BN6 8LX. Proposed new day care centre and retention of existing plant room and pottery building. Response: RECOMMEND REFUSAL. The proposed application is for a very large building, within a countryside setting adjacent to the South Downs National Park. There is no special justification for such an application and the proposal is contrary to Policy 8: Character and Design, of the Regulation 16 Hassocks Neighbourhood Plan.

DM/17/5231 8 Ockley Cottages, Ockley Lane, Hassocks, BN6 8NX. Demolition of the existing dwelling with outbuildings and the proposed erection of a replacement five bedroom dwelling with detached garage. Response: RECOMMEND REFUSAL for the following reasons: The proposed application is located adjacent to two Grade II* listed buildings, any development on this site would need to be highly sympathetic to the surroundings. The Council considers that this application is not sympathetic to the locality. Section 12 of the National Planning Policy Framework states that local authorities should conserve and enhance the historic environment of an area. The Parish Council considers that the proposed application would neither conserve nor enhance the historic environment: its scale and design is out of keeping and would be detrimental to the setting of the Grade II* listed buildings and therefore the application is contrary to Policy 8; Character and Design, of the Regulation 16 Hassocks Neighbourhood Plan.

DM/18/0124 15 Ann Close, Hassocks, BN6 8NB. Rear single storey extension with side extension to the existing garage for a new utility room and re-roofing of the existing garage. Response: RECOMMEND APPROVAL

P17/133

It was proposed by the Clerk to consider Decision Notices prior to application **SDNP/18/00011/HOUS Pembury, Ditchling Road, Clayton, Hassocks,**

BN6 9PH. Erection of cedar wood greenhouse approx. 10ft x 12ft on part of existing vegetable garden, to allow Cllr Jane Baker to leave the meeting before this application was discussed.

P17/134 DECISION NOTICES

The following APPROVALS were noted:

DM/17/4876	18 Ann Close, Hassocks, BN6 8NB
DM/17/4858	32 Manor Avenue, Hassocks, BN6 8NQ
DM/17/5107	CCHF All About Kids, Stafford House, 91 Keymer Road, Hassocks
DM/17/4911	13 The Crescent, Hassocks, BN6 8RB
DM/17/4564	21 Chancellors Park, Hassocks, BN6 8EY
SDNP/17/05722/HOUS	Fir Cottage, Spring Lane, Clayton, BN6 9PN

The following Adjoining Authority Consultation was noted:

SDNP/17/05617/ADJAUT	Land West of London Road, Hassocks, West Sussex
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DM/17/ The grants of the following CERTIFICATE OF LAWFUL USE OR DEVELOPMENT were noted:

DM/17/4829	3 Beaconhurst, Hassocks, BN6 8RE
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P17/135 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

Cllr Jane Baker left the meeting.

P17/136 SDNP/18/00011/HOUS Pembury, Ditchling Road, Clayton, Hassocks, BN6 9PH. Erection of cedar wood greenhouse approx. 10ft x 12ft on part of existing vegetable garden. Response: RECOMMEND APPROVAL

P17/137 RESOLVED that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P17/138 DATE OF NEXT MEETING: Monday 12 February 2018 at 7.30 pm

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

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