

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Wednesday 9 May 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Leslie Campbell, Judith Foot, Victoria Standfast, Mark Higgins and Nick Owens.

Deputy Clerk: Tracy Bates

P17/182 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllr Bill Hatton.

P17/183 DECLARATIONS OF INTEREST. There were no declarations of interest.

Cllr Mark Higgins joined the meeting.

P17/184 MINUTES.

RESOLVED that the minutes of the meeting held on 16 April 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

P17/185 PUBLIC PARTICIPATION. Mr Howard Stone was present at the meeting in support of Application DM/18/1383, 26 Damian Way, Hassocks, but did not wish to speak on the application.

P17/186 APPLICATIONS

DM/18/1039 28 Stonepound Road, Hassocks BN6 8PR. Hip-to-gable and dormer loft conversion to create two bedrooms and a shower room (Corrected plans received 11 April 2018). Response: RECOMMEND REFUSAL. The documents appear to be incomplete and do not provide comprehensive information on the intentions.

Cllr Frances Gaudencio joined the meeting.

DM/18/1352 The Oaks, Southdown Farm, Lodge Lane, Hassocks BN6 8LX. Construction of ground floor link between the house and the garage. Response: RECOMMEND APPROVAL

DM/18/1383 26 Damian Way, Hassocks BN6 8BH. Single storey extension to square rear elevation including addition of bay window to front elevation. Response: RECOMMEND APPROVAL

Mr Stone left the meeting.

DM/18/1328 21 Fir Tree Way, Hassocks BN6 8BU. Single storey rear extension, two storey side extension and carport. Response: RECOMMEND REFUSAL. The proposal is for a significant extension

which the Council considers to be detrimental to the street scene, and therefore contrary to Policy 8 of the Regulation 16 Draft Hassocks Neighbourhood Plan.

DM/18/1618 5 The Crescent, Hassocks BN6 8RB. T1- Eucalyptus. Reduce by 3 metres and thin by 20%. Response: RECOMMEND APPROVAL

DM/18/1525 13 Farnham Avenue, Hassocks BN6 8NR. Hip to gable loft conversion with rear dormer and 2 no roof lights to front elevation. Response: RECOMMEND APPROVAL

DM/18/1552 21 Dale Avenue, Hassocks BN6 8LP. Demolition of conservatory with single storey rear extension. Response: RECOMMEND APPROVAL

DM/18/1601 57 The Quadrant, Hassocks BN6 8BS. Proposed first floor alterations and porch additions. Response: RECOMMEND REFUSAL. The plans provided lack of clarity and therefore make it difficult to establish a clear understanding of the proposals.

DM/18/1448 5 The Croft, Hassocks BN6 8EG. Conversion of existing garage to habitable accommodation. Additional storey over garage, two storey side extension. Response: RECOMMEND APPROVAL

DM/18/1341 77 Grand Avenue, Hassocks BN6 8DD. Creation of an annex ancillary to the main dwelling. Response: RECOMMEND APPROVAL

DM/18/1709 Lochbuie, 3 Clayton Avenue, Hassocks BN6 8HB. Replace rear conservatory with two storey extension and proposed infill side/rear extension. Response: RECOMMEND APPROVAL

DM/18/1568 31 Fir Tree Way, Hassocks BN6 8BU. Proposed two storey rear extension (Revised application to previous approval DM/17/4228). Response: RECOMMEND REFUSAL. The plans provided with this application are unclear. The letter included referring to a flat roof does not relate to the plans provided nor to the intentions of the proposal, which creates some confusion.

P17/187 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration

P17/188 The Chairman proposed considering items 7 and 8 on the agenda prior to reporting Decision Notices. This was unanimously AGREED by the Committee.

P17/189 **MID SUSSEX DISTRICT COUNCIL (MSDC) DEVELOPMENT INFRASTRUCTURE AND CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENTS.** Further to the Planning Meeting held on 16 April 2018, Members were requested to review the correspondence received from MSDC inviting representations on three consultation draft Supplementary Planning Documents following the adoption of the Mid Sussex District Plan 2014-2031. Members were invited to consider any representation to be submitted on behalf of Hassocks Parish Council.

Members discussed the complexity of these documents and the depth of information included. Cllr Frances Gaudencio reported to the Committee that she had concerns over the affordable housing element of the Supplementary Documents. It appeared that in recognition of the high cost of housing in the area, Mid Sussex are proposing to provide funds to developers to allow for the subsidising of affordable housing. This would be offset by a reduction in developer contributions to the infrastructure and community initiatives. Cllr Higgins noted that this was an existing Government Policy which allows Local Authorities the choice to use this process as a means of providing affordable housing. The Committee agreed that whilst the provision of affordable housing was a high priority, it was of considerable concern that this should be as a consequence of a reduction in developer contributions i.e./ s106 or CIL funding.

It was agreed that a response would be submitted to MSDC on this issue, and that the formulation of the response would be delegated to Cllr Owens, Cllr Gaudencio and the Deputy Clerk. The final response to be circulated to all members of the Planning Committee prior to submission.

P17/190 MID SUSSEX DISTRICT COUNCIL (MSDC) Planning Policy Update.

Members were invited to note the correspondence received from MSDC inviting comments on a Public Consultation on the Hurstpierpoint, Langton Lane and Hurst Wickham Conservation Areas Appraisal and Boundary Review. Members were invited to consider any representation for submission on behalf of Hassocks Parish Council, and to advise the Deputy Clerk accordingly.

Cllr Jane Baker informed members that she had attended the public open event on this consultation and could confirm that the Appraisal and Review would have no impact on Hassocks. Therefore Members agreed that no representation was required from Hassocks Parish Council on the Hurstpierpoint, Langton Lane and Hurst Wickham Conservation Areas Appraisal and Boundary Review Consultation.

P17/191 DECISION NOTICES

The following APPROVALS were noted:

DM/18/0654	Flat 1, Orchard House, Hassocks, BN6
DM/18/0831	10 Sycamore Way, Hassocks, BN6 8YH
DM/18/0868	Hammonds Mill Farm, London Road, Hassocks
DM/18/1075	2 Willowbrook Way, Hassocks, BN6 8QD
DM/18/1089	29 Lodge Lane, Hassocks, BN6 8LU
DM/18/0237	Waverly, Parklands Road, Hassocks
DM/18/1185	Stafford House Development Site, 91 Keymer Road, Hassocks

DM/18/0406 10 London Road, Hassocks, BN6 9NT
DM/18/0873 13 Farnham Avenue, Hassocks, BN6 8NR
DM/18/0562 Windy Ridge, 6 Hurst Road, Hassocks

The following notification of GENERAL PERMITTED DEVELOPMENT was noted:

DM/18/1458 10 Abbots Close, Hassocks BN6 8PH

The following CERTIFICATE OF LAWFUL USE OR DEVELOPMENT was noted:

DM/18/0849 37 Clayton Avenue, Hassocks, Bn6 8HD

P17/192 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

P17/193 DATE OF NEXT MEETING: Tuesday 29 May 2018 at 7.30 pm

There being no other business the Chairman closed the meeting at 9.45pm

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