

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 26 February 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Bill Hatton, Mark Higgins, Leslie Campbell and Nick Owens (Chair)

In Attendance: Deputy Clerk: Tracy Forte

P18/145 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Bill Hatton and Judith Foot.

P18/146 DECLARATIONS OF INTEREST. There were no declarations of interest.

P18/147 MINUTES.

RESOLVED that the minutes of the meeting held on 4 February 2019, be signed by the Chair as a true and accurate record of the meeting.

P18/148 PUBLIC PARTICIPATION – No members of the public were present.

P18/149 APPLICATIONS

[DM/19/0299 29 Downs View Road Hassocks BN6 8HJ](#) Proposed two storey side extension, single storey porch extension to front, re-roof in slate, render and paint finish walls, front driveway and landscape work. Response: RECOMMEND APPROVAL

[DM/19/0279 Royal Mail Hassocks Delivery Office 36 Keymer Road Hassocks BN6 8AA](#) Part demolition and conversion to create 189m sq. of A1 retail floorspace on the ground floor with 2no. 2-bedroom flats, 2no. 1-bedroom flats and 1no. 3-bedroom flat on the first and second floor above. 5no. 3-bedroom townhouses with gardens and 10no. parking spaces. Resubmission of withdrawn application DM/18/1445.

Response: RECOMMEND REFUSAL. Whilst the Council recognises that some amendments have been made to the original application DM/18/1445, the Council continues to consider that the provision of only 10 parking spaces is wholly inadequate for the number of bedrooms and retail space proposed. The parking provision continues to be contrary to DP21: Transport of the District Plan, and is not consistent with the Residential Parking Standards as set out in the MSDC Development Infrastructure and Contributions SPD (Appendix 1, Figures 7 and 9). Based on the standards given, the Council would expect to see the provision of at least 18 parking spaces and 18 cycle spaces for the residential properties, and in the region of 10 parking spaces for an A1 retail unit of 189m sq. therefore a total of 28 parking spaces, not 10 spaces overall, as is currently proposed.

[DM/19/0329 6 Dale Avenue Hassocks BN6 8LP](#) Proposed two storey rear extension/roof conversion with new rear gable end and side dormers. Response: RECOMMEND APPROVAL

DM/19/0506 50 Adastra Avenue Hassocks BN6 8DR Loft conversion with side dormer. Two Members abstained from voting, the remaining three Members voted in support of the application. Response: RECOMMEND APPROVAL.

DM/19/0504 3 Oldlands Avenue, Hassocks, BN6 8DJ Proposed loft conversion with rear dormer and hip to gable roof. Proposed outbuilding. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account. Response: NOTED

DM/19/0548 Keymer Stores ASM House 103A Keymer Road Hassocks Retrospective application for the installation of 3 air conditioning units on the north west side elevation. Response: RECOMMEND APPROVAL subject to the following conditions:

1. The application of a time restriction allowing the units to be operated between 8am and 7pm Monday to Friday only.
2. Confirmation that the units can be run as heaters during the winter.
3. The three units have controls such that they operate independently of one another.

DM/19/0522 Rodstone London Road Hassocks BN6 9NA Demolition of existing garage. Proposed home office, side porch, front sliding gates and 1.8m high fence. Response: RECOMMEND APPROVAL

DM/19/0569 10 Manor Avenue Hassocks BN6 8NG Wood burner flue. (LDC) Response: NOTED

DM/19/0483 7 Rose Court, North Bank, Hassocks BN6 8JG Removal of condition No 7 – relating to Planning Application CM/023/87 to remove age restriction from Flat No 7. Response: RECOMMEND APPROVAL

DM/19/0590 27 Shepherds Walk Hassocks West Sussex BN6 8EB Removal of existing uPVC front porch and replace with a single storey front extension with gable roof. Replace existing discoloured white metal cladding on front of house with Cedral Click weatherboard. Replace existing tarmac driveway with Brett Alpha stone. Response: RECOMMEND APPROVAL

DM/19/0596 Chesterton House South Bank Hassocks West Sussex BN6 8JP Conversion of existing outbuilding to habitable accommodation including clear glazed side facing windows at first floor. Response: RECOMMEND APPROVAL

DM/19/0642 4 Flowers Close Hassocks West Sussex BN6 8FF Proposed single storey rear extension. Response: RECOMMEND APPROVAL

DM/18/3092 Land West of London Road, Hassocks With specific reference to Discharge of planning condition nos. 4 and 9 (levels and sewage) relating to planning permission DM/17/4307.

It was noted that two of the pre-commencement conditions of the planning approval for this development were:

‘Condition 4: No development shall take place until details of the finished ground and floor levels have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.’

‘Condition 9. No development shall take place until details have been submitted to and approved in writing by the local planning authority of works for the disposal of sewage. No dwelling within the development shall be occupied until works for the disposal of sewage have been provided to serve that dwelling in accordance with the approved details.’

However the development commenced prior to either of these conditions being discharged.

The Chairman informed the Committee that significant concern has been raised by local residents over the ground levels of some of the dwellings being built on the Land West of London Road – as noted by responses to DM/18/3092. It is understood that the raised ground levels are due to the installation of the sewage system, Condition 9, which has now been discharged but which discharge has not alleviated the issue of levels.

Condition 4 has not yet been discharged and it was reported by the Chairman that the ground levels appear to be much higher than was expected or could have been expected by either Hassocks Parish Council (HPC) or Mid Sussex District Council (MSDC), as information on levels was not in the original approved application. It is considered by HPC that some of the properties built by the developer on these elevated ground levels are significantly overbearing with respect to pre-existing properties, and have a detrimental impact on the amenities and values of the adjacent properties in London Road, in particular nos 1 and 2 Stonepound Court. Therefore the Committee were in full agreement that those residents most affected should be compensated for the loss by the developer.

The Chairman informed the Committee that the Clerk has been requested to arrange a meeting between Cllr Gary Wall, the Leader of MSDC, himself, Cllr Ian Weir, District Councillor Sue Hatton and the Parish Clerk to discuss how MSDC will address these concerns.

A response to be submitted to MSDC was fully agreed by the Committee as follows:

Response: Hassocks Parish Council recommends that MSDC does not discharge Condition 4 until such time that the developer achieves an acceptable settlement to compensate most affected residents.

Plot number 4 (in DM/18/3092, renumbered Plot number 3 in later documents) is significantly overbearing to neighbouring properties, in particular to nos 1 and 2 Stonepound Court and this cannot have been MSDC’s intention. It is also considered that this may apply to other properties along London Road as the development progresses. Hassocks Parish Council therefore requests that the levels and plans for all further properties are closely monitored to ensure this situation does not recur and

that MSDC applies pressure to the developer BDW to compensate affected residents as a precondition for the release of Condition 4.

P18/150 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P18/151 **SOUTH DOWNS LOCAL PLAN EXAMINATION: Main Modifications Consultation.**
Members were invited to note correspondence received from the South Downs National Park Authority regarding the South Downs Local Plan Main Modifications, and to consider whether any response was to be submitted on behalf of Hassocks Parish Council. This was noted by the Committee and no response was considered necessary.

P18/152 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/0013	Hassocks Service Station, London Road, Hassocks
DM/18/5041	Maplewood, Brighton Road, Hassocks
DM/19/0053	11 Ravenswood, Hassocks
DM/18/3631	Land South of Keymer Road, Station Goods Yard
DM/19/0072	10 London Road, Hassocks
SDNP/18/06414/HOUS	Wolstonbury, New Way Lane, Hurstpierpoint.

The following REFUSAL was noted:

DM/18/0581	Mill Nursery, London Road, Hassocks
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The following notification of GENERAL PERMITTED DEVELOPMENT was noted:

DM/18/5098	2 The Close, Hassocks
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P18/153 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

P18/154 **DATE OF NEXT MEETING.** Monday 18 March 2019

There being no other business the Chair closed the meeting at 9pm

Signed.....

Date.....