

## HASSOCKS PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Monday 9 March 2020 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Kristian Berggreen, Robert Brewer, Leslie Campbell, Bill Hatton and Nick Owens (Chair).

In Attendance: Deputy Clerk: Tracy Forte

**P19/152 APOLOGIES FOR ABSENCE.**

**P19/153 DECLARATIONS OF INTEREST.** There were no declarations of interest.

**P19/154 MINUTES.** It was noted that the Agenda incorrectly referred to the minutes of the meeting held on 27 January 2020 and that this should have stated the minutes of the meeting held on 17 February 2020.

**P19/155 RESOLVED** that the minutes of the meeting held on 17 February 2020, be signed by the Chair as a true and accurate record of the meeting.

**P19/156 PUBLIC PARTICIPATION.** There were no members of the Public present.

**P19/157 APPLICATIONS**

Members noted that following the Neighbourhood Plan Referendum on 5 March 2020, the majority of residents had voted in favour of the Hassocks Neighbourhood Plan. Once formally adopted the Neighbourhood Plan comes into force as part of the statutory development plan for Mid Sussex and Hassocks in particular. Therefore the Plan should be used consistently by the Planning Committee when considering individual applications. A discussion took place around Policy 5, Enabling Zero Carbon, and how this should be applied.

**Hassocks Neighbourhood Plan - Policy 5: Enabling Zero Carbon**

*Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable.*

*Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation.*

*Proposals which make provision for charging electric vehicles at each dwelling (where feasible) and on-street; and making parking areas charging ready will be supported.*

The Chair proposed that Policy 5 should be applied in full to all applications, however the remainder of the Committee favoured exercising some caution at this stage. It was agreed that the requirements should be applied to new builds and new developments, however there was some debate as to the application of the requirements towards household extensions. After some discussion, it was agreed that the Committee would review the application of Policy 5 to extensions, following the expected Government revision to the current building regulations this summer.

However it was agreed that if the revised regulations have not been published by July 2020 the Planning Committee would revisit the matter at this point.

P19/158

[DM/20/0557 24 Ockley Way Hassocks West Sussex BN6 8NE](#). *Two storey side extension.* Cllr Nick Owens requested that his objections to this application were recorded on the grounds that the proposed extension was insufficiently sustainable because there was no indication as to how it would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL.

[DM/20/0523 5 Clayton Park Hassocks West Sussex BN6 8JQ](#) *Replace shed with garden office.* Cllr Nick Owens requested that his objections to this application were recorded on the grounds that the proposed extension was insufficiently sustainable because there was no indication as to how it would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL

[DM/20/0542 Keymer Car Sales 105 Keymer Road Hassocks West Sussex](#) *Change of use to residential one bedroom ground floor flat.* **Committee Response:** RECOMMEND REFUSAL. This application represents further overdevelopment of an already heavily developed site and is therefore contrary to Policy 9, Character and Design of the Hassocks Neighborhood Plan. Furthermore, there does not appear to be any additional parking provision for this proposed development which will add to the additional pressure on the availability of already limited parking in the area

[DM/20/0568 26 Stanford Avenue Hassocks West Sussex BN6 8JJ](#) *Proposed rear dormer extension to roof. This is an application to establish whether the development is lawful. (LDC).* **Committee Response:** Noted

[DM/20/0699 3 Reed Close Hassocks West Sussex BN6 9FG](#) *Single storey side extension.* Cllr Nick Owens requested that his objections to this application were recorded on the grounds that the proposed extension was insufficiently sustainable because there was no indication as to how it would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL.

[DM/20/0777 82 Friars Oak Road Hassocks West Sussex BN6 8PY](#) *Replacement of existing conservatory to rear of property.* Cllr Nick Owens requested that his objections to this application were recorded on the grounds that the proposed extension was insufficiently sustainable because there was no indication as to how it would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL.

[DM/20/0011 41 Stafford Way Hassocks West Sussex BN6 8QG](#) *Proposed single storey extension to front elevation. Amended plans received 28.02.2020 reducing the projection of the extension from 3.71m to 2.7m.* **Committee Response:** RECOMMEND APPROVAL.

[DM/20/0631 The Oaks Southdown Farm Lodge Lane Hassocks West Sussex BN6 8LX](#) *Erection of translucent aluminium framed (Anthracite grey) pool cover with low height roof pitch.* **Committee Response:** RECOMMEND APPROVAL

[SDNP/20/00655/HOUS Foxhole Farmhouse Spring Lane Clayton BN6 9PH](#) *Roof Alterations & Single Storey Extension.* Cllr Nick Owens requested that his objections to this application were recorded on the grounds that the proposed extension was insufficiently sustainable because there was no indication as to how it would comply with Policy 5 of the Hassocks Neighbourhood Plan. **Committee Response:** RECOMMEND APPROVAL. It was noted that the correct postal address for this site should be Foxhole Farmhouse, Ditchling Road, Hassocks, not Spring Lane as shown on the application.

[SDNP/20/00770/FUL Wolstonbury New Way Lane Hurstpierpoint BN6 9PP](#) *Shepherds Hut on wheels to be placed within the residential curtilage principally to provide ancillary domestic accommodation for visiting friends and family with occasional use as overnight accommodation for those visiting the South Downs. The*

unit would normally fall under permitted development but full planning is sought to allow accommodation by third parties in excess of 28 days in a calendar year.  
**Committee Response:** RECOMMEND REFUSAL. The proposal to install a Shepherds Hut on wheels in this location is considered to be unneighbourly and detrimental to the visual amenities of both the adjoining cottage and the South Downs National Park. The application therefore is contrary to Policy 6, Development Proposals Affecting the South Downs National Park and Policy 9, Character and Design and of the Hassocks Neighbourhood Plan. It was also noted that the correct postal address for this site should be Hassocks, nor Hurstpierpoint as shown on the application.

**P19/159** **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

**P19/160 PLANNING AUTHORITY DECISION NOTICES**

The following decisions were noted:

Application details	Hassocks PC recommendation to Planning Authority	Planning Authority Decision (MSDC/SDNP)
DM/20/0063 58 Church Mead, Hassocks BN6 8BW.	Approval	Permission Granted
DM/19/5187 Allwoods Nursery, London Road, Hassocks.	Approval	Permission Granted
DM/20/0008 Silverdene, The Quadrant, Hassocks.	Approval	Permission Granted
DM/19/4776 Ockley Manor Farm Cottages, Ockley Lane, Hassocks.	Approval	Permission Granted
DM/19/4781 Ockley Manor Farm Cottages, Ockley Lane, Hassocks.	Approval	Permission Granted
DM/19/5188 Belmont Chapel, Belmont Lane, Hassocks.	Approval	Permission Granted
DM/20/0287 19 Beaconhurst, Hassocks BN6 8RE	No objection	Permission Granted

The following Appeal was noted:

Application details	Hassocks PC recommendation to Planning Authority
AP/20/0010 Garage rear of 29A Keymer Road, Hassocks. (MSDC Application DM/19/4175)	Approval

The following WITHDRAWAL was noted:

DM/16/3730 Land East of London Road, Hassocks

**P19/161 HORSHAM DISTRICT COUNCIL DRAFT PLAN CONSULTATION.** As agreed at the previous Planning Committee Meeting held on 17 February 2020, Members were invited to formulate a representation for submission by Hassocks Parish Council on the Horsham District Council Draft Plan Consultation with particular reference to the site proposed for 7000 homes North of Henfield, known as Mayfield. It had been agreed at the Full Council meeting held on 11 February 2020, that this response would

be co-ordinated through the Planning Committee with a view to bringing it forward before Full Council for ratification at the 10 March 2020 meeting.

Members agreed that Hassocks Parish Council would be submitting an objection to the proposal of the site for 7000 North of Henfield, Mayfield Market Town on the following key areas.

- **Transport**
- **Loss of countryside and a devastated landscape**
- **Flood risk**
- **Visual Impact**
- **Impact on Settlements**
- **Infrastructure**
- **Methodology.** Members were concerned about the approach taken by Horsham District Council in presenting every possible site available for selection and it was considered that professional analytical judgement should have been applied by HDC to filter the proposed sites, in order to present a well-reasoned and balanced selection of sites for consultation.

Members discussed the impact of the proposed development under the key headings and it was agreed that a summary would be drawn up by the Deputy Clerk for presentation to the Full Council at its meeting the following evening, 10 March 2020. This would provide the structure for an agreed response to be discussed and approved by Council, with the option of delegating the completion of the submission to the Clerk, Vice Chair and Chair of Planning.

**P19/162 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. None**

**P19/163 DATE OF NEXT MEETING. Monday 6 April 2020.**

There being no other business the Chair closed the meeting at 8.55pm.

Signed.....Date.....