

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 23 September 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Cllr Robert Brewer
Cllr Frances Gaudencio
Deputy Clerk: Tracy Forte

P19/67 APOLOGIES FOR ABSENCE. None.

P19/68 DECLARATIONS OF INTEREST. There were no declarations of interest.

P19/69 MINUTES.

RESOLVED that the minutes of the meeting held on 2 September 2019 be signed by the Chair as a true and accurate record of the meeting.

P19/70 PUBLIC PARTICIPATION. There were no members of the Public present.

P19/71 APPLICATIONS

[DM/19/3269 25 Kings Drive, Hassocks BN6 8DX](#) Proposed two storey side extension. Response: RECOMMEND APPROVAL.

[DM/19/3368 21 Keymer Road, Hassocks BN6 8AB](#) Single storey outbuilding in rear garden. Response: RECOMMEND APPROVAL subject to compliance with building regulations applicable to a building of this classification.

[DM/19/3481 12 Badger Close, Hassocks BN6 8YF](#) Single storey flank extension. Response: RECOMMEND APPROVAL

[DM/19/2210 6 Farm Close, Hassocks BN6 8PJ](#) Hip to gable end loft conversion with rear dormer to create first floor. (Revised plans received 09/09). Response: RECOMMEND APPROVAL.

[DM/19/3580 38 Grand Avenue, Hassocks BN6 8DE](#) Pitched roof with 'velux' windows over existing flat roof. Response: RECOMMEND APPROVAL.

[DM/19/3574 Land East of Thatched Inn, Ockley Lane, Hassocks](#) Create an entrance 3m wide from Ockley Lane to the field East of Thatched Inn. Response: RECOMMEND REFUSAL. The application lacks sufficient information as to the reasons for the application and therefore HPC would request that a clear explanation is provided prior to any decision being taken. Furthermore, the application site is within the South Downs National Park (SDNP) and therefore HPC would question as to why it has not been submitted through the SDNP Authority.

[DM/19/3690 Bowley Funeral services Ltd, 30 Keymer Road, Hassocks BN6 8AN](#) Single storey rear extension with associated alterations. Response: RECOMMEND APPROVAL subject to compliance with building regulations applicable from 1 Jan 2019 for buildings which are not dwellings, in particular Schedule L1.

[DM/19/3764 19 The Crescent, Hassocks BN6 8RB](#) Reduce row of Silver Birches by 1-1.5m. Response: AWAITING TREE WARDEN'S REPORT.

[DM/19/3655 25 Semley Road, Hassocks BN6 8PD](#) Single storey rear extension with alterations. Response: RECOMMEND APPROVAL

[DM/19/3762 11 Ewart Close, Hassocks BN6 8FJ](#) Sycamore (T1) – Lift crown 3-4m and thin by 15%. Response: AWAITING TREE WARDEN'S REPORT.

[DM/19/3700 6 Semley Road Hassocks West Sussex BN6 8PE](#) Proposed single storey rear extension, first floor side extension with juliette balcony (above existing garage) and new pitched roof to remaining garage. New window to ground floor north elevation. Response: RECOMMEND APPROVAL.

[DM/19/3716 Mill Nursery London Road Hassocks West Sussex BN6 9NB](#)
Demolition of all existing buildings on site and the erection of 3no three-bedroom dwellings and 1no four-bedroom dwelling, with associated parking and amenity space. Response: RECOMMEND REFUSAL. The proposed application would be located within the Burgess Hill gap as defined in Policy 1 of the Regulation 16 Hassocks Neighbourhood Plan. In addition, the application is for the replacement of one dwelling, previously associated with a rural business, with four new dwellings to create a small development within the countryside. Therefore it is considered by the Parish Council that this proposal is contrary to Policies 1 – Burgess Hill Gap and 9 – Character and Design of the Regulation 16 Hassocks Neighbourhood Plan (HNP). Additionally it is, in our opinion, also contrary to Policies DP12 - Protection and Enhancement of Countryside, DP13 – Preventing Coalescence, DP14 – Sustainable Rural Development and the Rural Economy and DP15 – New Homes in the Countryside of the District Plan.

Furthermore, the application provides insufficient information to be certain of compliance with HNP Policy 5 – Enabling Zero Carbon: there is no SAP assessment provided (nor indication of the provision for electric vehicle charging). Therefore HPC would also recommend refusal on the basis that the application is currently not compliant with Policy DP39 of the District Plan – Sustainable Design and Construction and Policy 5 of the Regulation 16 Hassocks Neighbourhood Plan. Full compliance with HNP Policy 5 should be proven prior to granting any Planning Permission.

[SDNP/19/04452/TCA The Coach House Underhill Lane Clayton Hassocks West Sussex BN6 9PJ](#) Reduce three Holm Oaks and remove two Holm Oaks. Response: AWAITING TREE WARDEN'S REPORT.

[SDNP/19/04069/TPO 10 and 14 Silverdale Keymer, Hassocks West Sussex BN6 8RD](#) T4 Oak Tree - Crown lift to 6m and reduce overhanging branches by 2m, T2 Sycamore - Reduce height and spread overhanging by 4m. Response: AWAITING TREE WARDEN'S REPORT.

P19/72 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P19/73 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/2094	6 The Crescent, Hassocks BN6 8RB
DM/19/2963	8 Ewart Close, Hassocks BN6 8FJ
DM/19/3188	12 Semley Road, Hassocks BN6 8PE
DM/19/2875	Summerfields Nursery, London Road, Hassocks

DM/19/3000 Bowley Funeral Services Ltd, 30 Keymer Road, Hassocks
DM/19/2877 33 Lodge Lane, Hassocks BN6 8LU
DM/19/2766 6 London Road, Hassocks BN6 9NT
DM/19/2813 26 Semley Road, Hassocks BN6 8PE

The following REFUSAL was noted:

DM/19/2946 Land at the rear of 16 The Quadrant, Hassocks BN6 8BP

The following notification of Certificate of Lawful Use or Development was noted:

DM/19/3122 30 Church Mead, Hassocks BN6 8BN
DM/19/3055 The Old Coach House, 6 Woodland Road, Hassocks.

P19/74 [DM/18/4979 Land North Of Clayton Mills, Ockley Lane, Hassocks](#) . [DM/18/4979 Land North Of Clayton Mills, Ockley Lane, Hassocks](#) . Members discussed concerns over the suitability of Ockley Lane, Hassocks, in terms of access and width in relation to this application. Ockley Lane has a width restriction for traffic of 6ft 6 in, which is equivalent to 2 metres and it was felt that this lane is not suitable to accommodate construction vehicles most of which are likely to be large lorries up to 2.4 metres in width. Members were extremely concerned that the inevitable use of these huge lorries, which are entirely unsuitable for this narrow road, would exacerbate the dangerous conditions experienced by current users. However it was noted that width restriction apply only to through traffic. That is the law. All vehicles that require access ie delivery vehicles and buses may lawfully travel on a restricted road. Construction traffic would be permitted on this basis. Consequently it was acknowledged that whilst the Council had grave concerns over the safety of access of construction traffic on Ockley Lane, there would be no sound legal basis for submitting a response to MSDC on these grounds.

P19/75 URGENT MATTERS. There were no urgent matters.

P19/76 DATE OF NEXT MEETING. Monday 14 October 2019.

There being no other business the Chair closed the meeting at 8.40pm

Signed.....

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