

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 4 November 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Deputy Clerk: Ian Cumberworth
Cllr Robert Brewer

P19/88 APOLOGIES FOR ABSENCE. There were no apologies.

P19/89 DECLARATIONS OF INTEREST. There were no declarations of interest.

P19/90 MINUTES.

RESOLVED that the minutes of the meeting held on 14 October 2019 be signed by the Chair as a true and accurate record of the meeting.

P19/91 PUBLIC PARTICIPATION. There were no members of the Public present.

P19/92 APPLICATIONS

[DM/19/3574 Land East Of Thatched Inn Ockley Lane Hassocks West Sussex](#)

Create an entrance 3m wide from Ockley lane to the field East Of Thatched Inn (amended plan 07.10.2019). Response: RECOMMEND REFUSAL. This site is within the South Downs National Park and therefore the Parish Council continues to consider that the application has been incorrectly submitted to MSDC, and that any decision should be made by the SDNPA.

[DM/19/4277 Villa Adastra 79 Keymer Road Hassocks West Sussex BN6 8QH](#) T1

Ash - fell. Response: Noted

[DM/19/4097 Evergreen London Road Hassocks West Sussex](#) Proposed pitched roof double garage side extension with pitched roof link and a single storey mono pitched roof extension to rear to form a covered swimming pool with pitched roof conservatory to the rear. Conversion of existing garage into a cinema room. Response: RECOMMEND APPROVAL.

[DM/19/4205 18 Stanford Avenue Hassocks West Sussex BN6 8JL](#) (LDC) Single storey rear extension. Response: Noted.

[DM/19/4122 Scotches Farmhouse Malthouse Lane Hurstpierpoint Hassocks](#) Replace existing stables with a two storey artist's studio. Response: RECOMMEND APPROVAL.

[DM/19/4319 26 Stanford Avenue Hassocks West Sussex BN6 8JJ](#) Demolition of existing conservatory, side extension and garage and new single rear extension and part two storey side extension. Response: RECOMMEND APPROVAL.

[DM/19/4294 59 Mackie Avenue Hassocks West Sussex BN6 8NJ](#) Proposed single storey rear extension to form kitchen and family/breakfast room (including removal of existing conservatory) and formation of loft conversion including hip-to-gable extensions to both front and rear, new side dormer and 2no. new roof lights to create new bedroom and bathroom at first floor level. Response: RECOMMEND APPROVAL.

[DM/19/4324 11 Abbots Close Hassocks West Sussex BN6 8PH](#) Loft conversion, raising roof ridge and extension over existing ground floor to create first floor with front facing dormer and rear facing Juliette balcony. Response: RECOMMEND APPROVAL. The Council would advise that the applicant should consider the use of triple glazing to avoid contributing to global warming and to minimise heat loss, especially on north-facing windows. The use of external wall insulation could also be adopted for better energy efficiency.

[DM/19/4305 Land East Of Lodge Lane Grid Reference 531386 115081 Lodge Lane Hassocks](#) Proposed blocked paved area. Response: The Council is mindful of the need to provide a dry standing for horses at this site. Therefore it would recommend approval to an application to this end, if the applicant can fully demonstrate that any works done will not cause flooding or exacerbate flooding in this area.

[DM/19/4366 55 Mackie Avenue Hassocks West Sussex BN6 8NJ](#) Ash – Fell. Response: Noted.

[DM/19/4318 46 Oak Tree Drive Hassocks West Sussex BN6 8YD](#) Garage conversion to provide a garden room. Response: RECOMMEND APPROVAL

[DM/19/4369 Land To The East Of London Road Hassocks West Sussex](#) Part diversion of public footpath 5k - relating to planning permission ref: DM/19/1897. Response: RECOMMEND APPROVAL

[SDNP/19/05025/TCA Spring Cottage Spring Lane Clayton Hassocks West Sussex BN6 9PN](#) Reduce tree height by 15% and thin. Response: RECOMMEND APPROVAL.

[SDNP/19/04217/FUL Wolstonbury New Way Lane Hurstpierpoint BN6 9PP](#) Garden building to provide tourist accommodation. Response: RECOMMEND REFUSAL. The proposed building design is out of character for the locality and is not considered to be of the standard of design expected within the SDNPA. Therefore it is considered that the proposed application is contrary to Policy 6, Development Proposals Affecting the South Downs National Park and Policy 9, Character and Design and of the Regulation 16 (Submission) Draft Hassocks Neighbourhood Plan.

[DM/19/0752 8 Ockley Cottages Ockley Lane Hassocks West Sussex BN6 8NX](#) Proposed restoration and renovation of the small barn, including removal of the west lean-to (Amended plans received 24/10/2019). Response: RECOMMEND APPROVAL

[DM/19/4420 93 Mackie Avenue Hassocks West Sussex BN6 8NJ](#) Loft conversion with 4 new dormer windows and rear facing Juliette balcony to create first floor. (LDC) Response: NOTED.

P19/93 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P19/94 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/3700	6 Semley Road, Hassocks BN6 8PE
DM/19/3655	25 Semley Road, Hassocks BN6 8PD
DM/19/3296	25 Kings Drive, Hassocks BN6 8DX
DM/19/3690	Bowley Funeral Services Ltd, 30 Keymer Rd, Hassocks
DM/19/3692	Ockley Manor Farm Cottages, Ockley Lane, Hassocks
DM/19/3580	38 Grand Avenue, Hassocks BN6 8DE
DM/19/3341	3 Stonepound Ridge, Hassocks BN6 8JG
DM/19/1897	Land to the Rear of Friars Oak
DM/19/3368	21 Keymer Road, Hassocks BN6 8AB
DM/19/3764	19 The Crescent, Hassocks BN6 8RB (No Objection)

SDNP/19/04452/TCA The Coach House, Underhill Lane, Clayton BN6 9PJ

SDNP/19/04069/TPO 10 and 14 Silverdale, Hassocks BN6 8RD

The following notifications of Certificate of Lawful Use or Development and/or General Permitted Development were noted:

DM/19/782 12 Badger Close, Hassocks BN6 8YF (LDC)

DM/19/3747 1 Dale Terrace, Dale Avenue, Hassocks (GPD)

The following Application for Discharge of Planning Conditions was noted:

DM/19/0823 Byanda, Brighton Road, Hassocks

The following REFUSAL was noted:

SDNP/19/02302/HOUS Claylands Cottage, Underhill Lane, Clayton BN6 9PJ

The following WITHDRAWAL was noted:

DM/19/3186 29 Hurst Road, Hassocks BN6 9NL

The following APPEAL decision was noted:

APP/D3830/W/18/3218035 Land at Friars Oak Fields, Hassocks. (ALLOWED)

P19/95

MID SUSSEX DISTRICT COUNCIL (MSDC) DRAFT SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD) CONSULTATION.

Members were invited to consider the site allocations proposed in the MSDC draft Site Allocations DPD and their impact on Hassocks Parish and to agree any representation for submission on behalf of Hassocks Parish Council (HPC). Members noted that despite opposition from HPC, planning permission has been approved by MSDC for 130 dwellings on the land at Friars Oak Fields (DM/19/1897) and an appeal by the developers for a previous application on the same site (DM/18/2342) had been allowed by The Planning Inspectorate. Therefore it was reluctantly accepted that there would be no purpose to discussing Site Allocation SA24 Land North of Shepherds Walk. However Members were in full agreement that the Site Allocation DPD has not made sufficient self-build plots available and proposed that SA24 should be designated self-build.

Members also expressed significant concern over SA13, Land South of Folders Lane and East of Keymer Road, Burgess Hill for 300 dwellings. The access to this site is directly onto Ockley Lane and there has been no traffic study to identify the impact of the additional traffic from this development on Ockley Lane, Lodge Lane, Brighton Road and the junction onto the A273. With the additional 500 dwellings already planned for the Land North of Clayton Mills, and given local knowledge of the traffic flow on these roads, Members considered that further development on Ockley Lane will result in the above road networks being overloaded with traffic.

Therefore it was agreed that the following response to the Draft Site Allocation DPD should be submitted to MSDC on behalf of HPC:

Hassocks Parish Council notes that MSDC has not made sufficient self-build plots available, and therefore proposes that the site SA24, Land North of Shepherds Walk, Hassocks, should be designated self-build with a requirement to achieve zero carbon heat energy usage.

HPC has significant concerns over SA13, Land South of Folders Lane and East of Keymer Road, Burgess Hill which proposes 300 dwellings all of which will be accessed via Ockley Lane. There has been no traffic study to assess the impact of this development on the traffic flow on Ockley Lane, Lodge Lane, Brighton Road and the associated junctions. Based on extensive local knowledge of the area, it is considered that the traffic generated by a further 300 dwellings on Ockley Lane, in addition to the

500 dwellings already planned on the site North of Clayton Mills, will result in the aforementioned road networks and junctions being heavily overloaded. Noting in particular that Ockley Lane and Lodge Lane already have width restrictions in place and are semi-rural roads. Furthermore the junctions between Lodge Lane/Brighton Road and Brighton Road/A273 are notoriously hazardous and a significant increase in traffic will only serve to exacerbate this.

P19/96 MID SUSSEX DESIGN GUIDE CONSULTATION DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD). Members were invited to review the Draft Consultation document and consider any representation for submission on behalf of Hassocks Parish Council.

After some discussion Members agreed the following comments for submission to MSDC:

In general Hassocks Parish Council welcomes the Design Guide SPD. In particular the need to avoid pastiche design, as illustrated on page 101, and the need for sustainable buildings (section 6.4) which HPC considers should apply to both new properties and existing properties that are being modified. However it is likely also to be necessary to set a numeric figure for heat energy efficiency of new build homes and any extension that affects 40% or more of the floor area of an existing dwelling. It is recommended that this should be set at the Passivhaus standard of 15 kWh/m²/annum (floor area); and set at specific U-values for components of any extensions not meeting the 40% floor area threshold, for example:

Component	Max U-Value W/m²K.
Exterior	0.115
Glazing	0.77
Floor Slab	0.163
Roof	0.10

Lastly, where insulation is being retrofitted to house walls the guide should advise it is better to insulate externally in order to maintain the benefit of the thermal mass of the building.

These levels of insulation are necessary for homes to start to achieve sufficient energy efficiency to meet the Government's goal to achieve zero carbon by a future date. New homes should also be required to achieve an air-tightness standard of 0.6 air charge per hour (ACH) at a pressure of 50 Pascals.

P19/97 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

P19/98 DATE OF NEXT MEETING. Monday 25 November 2019.

There being no other business the Chair closed the meeting at 9.10pm

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