

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 17 February 2020 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Deputy Clerk: Tracy Forte
1 member of the public

P19/142 APOLOGIES FOR ABSENCE. Cllrs Jane Baker and Bill Hatton.

P19/143 DECLARATIONS OF INTEREST. Cllr Nick Owens declared a personal interest in applications DM/20/0145 29 Hurst Road Hassocks West Sussex BN6 9NL and DM/20/0326, DM/20/0322 and DM/20/0385 17 Hurst Road Hassocks West Sussex BN6 9NJ

P19/144 MINUTES. RESOLVED that the minutes of the meeting held on 27 January 2020, be signed by the Chair as a true and accurate record of the meeting.

P19/145 PUBLIC PARTICIPATION. Mr Earl from Hurst Road spoke about application DM/20/0322 17 Hurst Road Hassocks West Sussex BN6 9NJ Proposal to raise the roof ridge of the house by 450mm. Mr Earl shared the comments he had submitted to Mid Sussex District Council on this application.

'The appearance of the proposed development to the front and more especially the rear of the house would severely interrupt the existing tiled roof, already high and steep but nonetheless quite pleasing in its weathered state. The effect of such appearance would be as a carbuncle, thrusting outward and upward, shockingly detrimental to the adjacent properties of No's 15 and 19 Hurst Road.

The quality of the design suggests an immediate awareness of the existing, uninterrupted, glorious views to the distant southerly downland and Wolstonbury Hill which I wholeheartedly acknowledge. However the design suggests an urge to further such views (already available from bedrooms on the first floor) by installing an additional two dormer windows set high in the roof, together with two roof lights. Surely such an urge cannot be reason enough to consider the application worthy of approval?'

P19/146 The Chair proposed starting with applications DM/20/0326, DM/20/0322 and DM/20/0385 17 Hurst Road Hassocks West Sussex BN6 9NJ and this was agreed by all present.

P19/147 APPLICATIONS

DM/20/0326 17 Hurst Road Hassocks West Sussex BN6 9NJ Proposed roof conversion with 2no. rear lead cheek dormer windows and 2 rooflights and 3 rooflights to the front elevation. (LDC). Response: NOTED

DM/20/0322 17 Hurst Road Hassocks West Sussex BN6 9NJ Proposal to raise the roof ridge of the house by 450mm. Cllr Nick Owens abstained from voting. Response: RECOMMEND REFUSAL. The roof ridge of this property is already higher than that of neighbouring properties. A further increase in height would be out of

keeping with the character and scale of the surrounding buildings, therefore the application is considered be contrary to Policy 9, Character and Design of the Referendum Hassocks Neighbourhood Plan and DP 26 Character and Design of the District Plan.

DM/20/0385 17 Hurst Road Hassocks West Sussex BN6 9NJ *New porch and single storey front extension. Two storey extensions to both sides with part two storey, part single storey rear extension.* Cllr Nick Owens abstained from voting. Response: RECOMMEND REFUSAL. This application represents overdevelopment and is not respectful of the neighbouring properties in terms of scale or character. As such, the application is contrary to Policy 9, Character and Design of the Referendum Hassocks Neighbourhood Plan and DP 26 Character and Design of the District Plan.

The member of the public left the meeting.

SDNP/19/05294/FUL Land West of The Drove Ditchling East Sussex. *Erection of a three bay stable and feed/store room.* This application had been removed from the SDNPA Planning Portal and therefore could not be commented upon.

DM/20/0237 93 Mackie Avenue Hassocks West Sussex BN6 8NJ *Loft conversion with two new dormer windows and rear facing Juliette balcony to create first floor.* (LDC). Response: NOTED.

DM/20/0271 23 Mackie Avenue Hassocks West Sussex BN6 8NH *T1 Oak - Reduce branches laterally by 2-3 metres, giving an overall reduction of the tree canopy by 4-6 metres. It is not proposed to reduce the height of the canopy.* Response: RECOMMEND APPROVAL.

DM/20/0287 19 Beaconhurst Hassocks West Sussex BN6 8RE *Swimming pool with associated surrounding hardstanding.* Response: The Council noted that part of this property is within the Local Gap and as such any development would not normally be supported. However it is recognised that this is an unusual application and does not include any dwellings or structures, therefore the Council does not consider there are any grounds for refusal.

SDNP/20/00319/HOUS 19 Beaconhurst Hassocks West Sussex BN6 8RE *Swimming Pool and associated works.* Response: The Council noted that part of this property is within the Local Gap and as such any development would not normally be supported. However it is recognised that this is an unusual application and does not include any dwellings or structures, therefore the Council does not consider there are any grounds for refusal.

DM/20/0145 29 Hurst Road Hassocks West Sussex BN6 9NL *Rear single storey extension and part two storey extension, new open porch at front entrance, two new windows to replace garage door and second front entrance. New side entrance with awning on East elevation, and a timber clad lean-to on West elevation. Detached garage with store to the front of the property.* Cllr Nick Owens abstained from voting. Response: RECOMMEND REFUSAL. The proposed location for the garage extends too far beyond the building line and should be moved closer to the house. Furthermore, the concrete base of the garage will be directly adjacent to T5, a protected Oak Tree, and it is considered that this will have a negative impact on the root system of the tree and will thus be detrimental to the health of the tree overall.

DM/20/0396 St Cosmas And St Damian Church Keymer Road Hassocks West Sussex BN6 8RB *The conversion of an existing WC into an accessible WC and the associated re-grading and re-surfacing of the existing bituminous path leading from the Church to the WC.* Response: RECOMMEND APPROVAL

DM/19/5185 Clevelands 18 Lodge Lane Hassocks West Sussex BN6 8NA *Three silver Birch - reduce the crowns by 2.5 metres. Conifer and Leyland Cypress - reduce crowns by 3 metres. 4 Norway Maples - reduce crowns by 3 metres.* Response: RECOMMEND APPROVAL to the proposed work on the 2 Conifers and 4 Norway

Maples. RECOMMEND REFUSAL to the crown reduction of 3 Silver Birch trees. It is understood that the rationale for the work is due to complaints from neighbours regarding the trees interfering with television reception, these are fine young specimens and a thinning of the crown would achieve the same result without disfiguring the trees.

P19/148 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P19/149 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/5186	56 Oak Tree Drive, Hassocks BN6 8YD
DM/19/4324	11 Abbots Close, Hassocks BN6 8PH.
DM/19/5061	Wellhouse Farm, Wellhouse Lane, Burgess Hill

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

DM/20/0164	119 Grand Avenue, Hassocks BN6 8DH
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P19/150 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** The Chairman confirmed that the Horsham District Council Draft Plan Consultation had now opened and that as part of the consultation, the site proposed for 7000 homes North of Henfield, known as Mayfield, remained under consideration. At the Full Council meeting on 11 February it was agreed that Hassocks Parish Council wished to make a representation on the proposal. It had been agreed that this would be co-ordinated through the Planning Committee with a view to bringing it forward before Full Council for ratification at the March 10th meeting.

Therefore Members were invited to prepare any comments for inclusion in the representation prior to the next Planning Meeting on 9 March 2020. At this meeting the representation would be finalised and agreed for presentation to Full Council.

P19/151 **DATE OF NEXT MEETING.** Monday 9 March 2020.

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

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