

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 8 April 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Bill Hatton, Mark Higgins, Leslie Campbell, Nick Owens (after item 2) and Victoria Standfast.

In Attendance: Deputy Clerk: Tracy Forte

Cllr Victoria Standfast chaired the meeting initially in the absence of Cllr Nick Owens.

P18/164 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Judith Foot. Cllr Nick Owens had informed the Committee that he would arrive late.

P18/165 DECLARATIONS OF INTEREST. Cllr Bill Hatton declared a personal interest in Planning Application DM/19/1270 51 Ockley Lane Hassocks BN6 8BB 4 x Multi Stemmed Ash - crown lift to a height of 6m on garden side of 51 Ockley Lane and reduce back growth above this by maximum of 2m.

Cllr Nick Owens joined the meeting.

P18/166 MINUTES.

It was noted that Cllr Victoria Standfast had incorrectly been omitted from the attendees at the Planning meeting held on 18 March 2019. Therefore the minutes were amended to reflect this.

RESOLVED that the minutes of the meeting held on 18 March 2019, with the agreed amendment recording Cllr Victoria Standfast as present at the meeting, be signed by the Chair as a true and accurate record of the meeting.

P18/167 PUBLIC PARTICIPATION. There were no members of the Public present.

Cllr Owens took over as Chair.

P18/168 APPLICATIONS

[DM/19/0992 11 And 17 The Crescent Hassocks BN6 8RB](#) At 17 the Crescent: Oak(T1) - Reduce north side by 2-3m overhanging roof of house and reduce other sides and height by 1.5-2m Horse Chestnut(T2) - Reduce crown by 2-2.5m Sycamores(T3 and T4) - Re-pollard. Group of Sycamores (T5) - Reduce crown by 3m below previous cuts At 11 The Crescent: Group of Sycamores (T6) - Reduce 3 sycamores by 3-4m. Response: RECOMMEND APPROVAL with a strong request that T5 – Sycamore – is not cut below previous cuts as stated in the application.

[DM/18/3745 Land West Of London Road Hassocks West Sussex](#) Amended description of application to read: Variation of condition 3 of application DM/17/4307, to allow toucan crossing to be implemented by 4 October 2019 in accordance with drawing 6840/1011 rev F. Variation to condition 20 of application DM/17/4307. Response: Hassocks Parish Council has nothing further to add to this application other than to refer MSDC back to the letter sent to Sally Blomfield on 22 March 2019 reiterating the Council's concerns.

[DM/18/5010 103 Mackie Avenue Hassocks BN6 8NJ](#) Proposed hip to gable extension to roof to create a first floor with a loft conversion and dormers to side.

Amended plans received 13.03.2019 showing reduced dormers. Response: RECOMMEND APPROVAL

[DM/19/1008 1 Ann Close Hassocks BN6 8NB](#) Erection of 2 bed detached bungalow. Response: RECOMMEND REFUSAL. This application represents significant overdevelopment of the site and is therefore considered to be contrary to Policy DP26: Character and Design of the District Plan and Policy 9: Character and Design of the Reg 14 Pre-Submission version of the Hassocks Neighbourhood Plan.

[DM/19/1026 16 Farnham Avenue Hassocks BN6 8NS](#) Loft Conversion with rear dormer. (LDC) Response: NOTED

[DM/19/1105 1 Dale Terrace Dale Avenue Hassocks BN6 8LN](#) Demolition of single storey rear extension and construction of new two storey rear extension. Response: RECOMMEND APPROVAL

[DM/19/0506 50 Adastra Avenue Hassocks BN6 8DR](#) Proposed front gabled roof extension (amended plans received 21/03/2019). Response: RECOMMEND APPROVAL

[DM/19/1142 39 Damian Way Hassocks BN6 8BJ](#) Demolition of existing conservatory and erection of single storey rear extension. Response: RECOMMEND APPROVAL.

[DM/19/1206 Adastra Hall Keymer Road Hassocks BN6 8QH](#) Upgrading of existing windows and doors. Replacing wood with aluminium of the same colour. Also improve accessibility by installing electronic openings to two external doors and one internal door. Response; RECOMMEND APPROVAL

[DM/19/1267 Age Concern Hassocks And District Ltd The Pauline Thaw Centre Dale Avenue Hassocks BN6 8LW](#) T1 Horse Chestnut - Lift canopy by up to 3m. Response: RECOMMEND APPROVAL, however it is strongly recommended that the ivy which has infested the tree is removed. The ivy not only spoils the appearance of the tree, but is also creating a very heavy loading at the top of the canopy.

Cllr Bill Hatton left the meeting.

[DM/19/1270 51 Ockley Lane Hassocks BN6 8BB](#) 4 x Multi Stemmed Ash - crown lift to a height of 6m on garden side of 51 Ockley Lane and reduce back growth above this by maximum of 2m. Response: RECOMMEND APPROVAL. It was noted that the applicant is entitled to cut back the overhanging branches level with his boundary, however this would leave some unsightly spurs (which will either die or sprout useless water shoots). Therefore it is advised that it would be better for the tree if these could be taken back to a natural joint or the main trunks.

Cllr Bill Hatton re-joined the meeting.

LI/19/0473 Friars Oak, London Road Hassocks To vary the layout of the premises. To remove an outdated condition. (Licensing Application). Response: NOTED

P18/169 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P18/170 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/0805	31 Fir Tree Way, Hassocks BN6 8BU.
DM/19/0548	ASM House, 103A Keymer Road, Hassocks.
DM/19/0590	27 Shepherds Walk, Hassocks, BN6 8EB.
DM/18/2616	Hassocks Golf Club, London Road, Hassocks
DM/19/0483	7 Rose Court, North Bank, Hassocks.
DM/19/0522	Rodstone, London Road, Hassocks.
DM/19/0642	4 Flowers Close, Hassocks BN6 8FF.

DM/19/0596 Chesterton House, South Bank, Hassocks.
DM/19/0703 15 Shepherds Walk, Hassocks, BN6 8EA.
DM/19/0329 6 Dale Avenue, Hassocks BN6 8LP.

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

DM/19/0504 3 Oldlands Avenue, Hassocks BN6 8DJ
DM/19/1251 21 Fir Tree Way, Hassocks BN6 8BU
DM/19/0793 45 Stonepound Road, Hassocks BN6 8PR
DM/19/0569 10 Manor Avenue, Hassocks BN6 8NG

The following notification of recommendation of APPROVAL for consideration by MSDC Planning Committee was noted.

DM/19/0279 Royal Mail Delivery Office, 36 Keymer Road, Hassocks.

P18/171 Members considered the conditions attached to the approval of application DM/18/2616 Hassocks Golf Club, London Road, Hassocks. These were discussed and it was AGREED that a letter should be sent to MSDC Planning on behalf of HPC to raise the following points regarding this application:-

Hassocks Parish Council notes that Planning Approval has been granted to the development on the land at Hassocks Golf Club for 165 residential units – application DM/18/2616. HPC requests that as part of the delivery of Planning Condition 5, MSDC ensures that the new development is highly efficient in water use by re-using surface water through the provision of a grey water system. Furthermore, it is noted that in Condition 9, MSDC sets a minimum standard for gas fired boilers of less than 40mgNOx/kWh. However there does not appear to be any requirement for developers to make houses “zero carbon” or better in terms of energy consumption. HPC would urge MSDC to encourage all developers to achieve higher standards of energy efficiency to additionally meet the new building regulations to be put in place in 2025. HPC recognises that there is no obligation under current planning regulations for developers to do so; but there is the opportunity to achieve 2025 standards of energy efficiency at low cost (by the use of renewable energy sources such as ground-source, air-source; solar water, solar PV), rather than have to retrofit energy efficiency measures at about 10 times the cost at a later date. Other councils are already taking such measures and have declared a “climate emergency” to prevent excessive global warming to demonstrate their commitment to preventing this.

HPC would also strongly encourage MSDC to require the roads in all new developments to be built to WSCC adoptable standards.

The Deputy Clerk was requested to format the letter for approval by the Chair.

P18/172 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

P18/173 DATE OF NEXT MEETING. Monday 29 April 2019

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

Signed.....

Date.....