

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee meeting held on Monday 30 January 2012 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present: Leslie Campbell (Chairman) Bill Hatton
Kristian Berggreen Chris Bere
Jane Baker Penny Wadsworth
Frank Rylance

Assistant: Pat Elliott

The meeting was attended by Elliott Bance from Asprey Homes and by Jonathan Tate from South Downs Nurseries who was accompanied by his son and daughter.

- 1. Apologies for Absence.** An apology for absence was received from Judith Foot.
- 2. Declarations of Interest.** Leslie Campbell declared an interest in application HA/12/00156/TREE as he lives in Crown Point House.
- 3. Minutes of the meeting held on 9 January 2012.** The minutes were taken as read, agreed as a correct record, and signed by the Chairman as a correct record.

4. Applications

HA/12/00013/FUL 26 Queens Drive, Hassocks BN6 8DF

Proposed single storey rear extension and front dormers.

Response: recommend refusal.

This would be overdevelopment of the site. The unsympathetic design is contrary to the Village Design Statement and would set a precedent for other unsympathetic extensions.

HA/12/00099/FUL Hassocks Health Centre, Windmill Avenue, Hassocks

Construction of disabled ramp from existing fire exit door and paved hardstanding for two existing refuse eurobins. Extension of top landing to existing main entrance ramp to provide level threshold from kitchen to courtyard for wheelchair use.

Response: recommend approval.

HA/12/00156/TREE Crown Point House, Woodland Road, Hassocks

Copper Beech (T2) raise canopy to 5.5m above ground level.

Response: recommend refusal.

This is an iconic tree in the street scene and to raise the canopy to 5.5m would be excessive.

HA/12/00159/TREE 41 The Quadrant, Hassocks BN6 8BS

Oak (T1) reduce overall canopy by 1.5m.

Response: To await the Tree Warden's report and concur with it.

HA/12/00035/COND Holt Valley Farm, Underhill Lane, Clayton

South Downs National Park application for the removal of condition number 3 from planning permission F/72/1359 (agricultural occupancy condition)

Response: recommend approval.

HA/12/00047/FUL Land south west of Belmont, Belmont Lane, Hurstpierpoint, Hassocks

Erection of single dwelling house on land south west of Belmont to relocate an extant approval for a replacement dwelling on a site (09/00191/FUL)

Response: recommend refusal.

This is not a reasonable substitution for the existing permission. It would be located away from the existing group of buildings, and contrary to the Countryside Policy of the Local Plan (C1), would create a separate dwelling in the countryside.

HA/12/00239/TREE 11 Kymer Gardens, Hassocks BN6 8QZ

Lime (T1) reduce canopy by approx 20% and lift by 2m. Remove epicormic growth.

Response: To await the Tree Warden's report and concur with it.

5. Results

The following APPROVALS were noted:

HA/11/03563/FUL 13 Chancellors Park, Hassocks BN6 8EY

HA/11/03646/FUL 67 Dale Avenue, Hassocks BN6 8LR

HA/11/03736/FUL 29 The Quadrant, Hassocks BN6 8BP

HA/11/03779/FUL Church Hall, Church Mead, Hassocks

HA/11/03818/FUL 19 The Crescent, Hassocks BN6 8RB

HA/11/03940/FUL 46Hurst Road, Hassocks BN6 9NL

WSCC/071/11/HA Sports Centre, Downlands Community School, Hassocks

The following REFUSAL was noted:

HA/11/03396/FUL Land rear of Stafford House, Ockley Lane, Hassocks

The following Certificates of Lawful Use or Development were noted:

HA/11/03523/LDC 26 Queens Drive, Hassocks BN6 8DF

HA/11/03817/LDC 10 Farnham Avenue, Hassocks BN6 8NS

The Following application has been withdrawn:

HA/11/03675/FUL 24 Dale Avenue, Hassocks BN6 8LP

The following appeal has gone to appeal:

HA/11/030006/COU Baldwins, Keymer Road, Hassocks

- 6. Presentation by Elliott Bance of Asprey Homes.** Following MSDC's refusal to grant planning permission for the application by Asprey Homes to build 17 dwellings on the land rear of Stafford House, some subtle changes have been made to the plan, as requested by the Urban Design

Officer. The number of private dwellings has been reduced by one and the minimum separation distance between plot 11 and 12 Kymer Gardens has been increased to 24 metres. Also, a more open vista has been created on the site and the plan includes additional hedgerow planting. Subject to an updated drainage layout, the revised plan should be submitted to MSDC in around 10 days time and it is anticipated that it will be put to the Committee in the latter part of April 2012. Elliott Bance confirmed that he will provide the Parish Council with a final version of the plan.

- 7. Report of meeting at MSDC on 17 January 2012 re land to rear of Stafford House.** This item was amalgamated into Item 6.

- 8. Proposal to build a Heritage and Ancient Craft Centre adjacent to South Downs Garden Centre.** Jonathan Tate spoke to explain his plan for a Heritage and Ancient Craft Centre in the field, adjacent to Hassocks Football Club and to the south of South Downs Nurseries. This scheme is not intended to be a profit making exercise, but to be an asset to the local community and schools. As part of the plan, it is intended to gift an area of land to Hassocks Football Club. Mr Tate emphasised that the plan is low key and the 9 accommodation units are to be timber cabins and possibly fitted with green roofs. The site has direct pedestrian access to the South Downs and would be served by the existing roadway and the South Downs Garden Centre car park. This proposed application will be referred to the South Downs National Park Authority for a planning decision.

- 9. Grand Avenue Traffic Calming.** Peter Gibbons has expressed his concern that once Barratts have left the Mackie Avenue site, the traffic calming scheme will not happen, and that it should be pursued as a matter of urgency.

- 10. Jack Mill.** A meeting has been arranged for 8 February 2012 to be attended by Bill Hatton, Leslie Campbell, Jack Slaughter, Chairman of the Jack and Jill Windmills Society, Alma Howell of MSDC and David Boyson of the South Downs National Park.

- 11. Date of Next Meeting.** 20 February 2012 at 7.30pm

There being no other business, the Chairman closed the meeting at 8.45pm

Chairman.....

Date.....