

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 23 January 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Judith Foot
Peter Gibbons
Bill Hatton
Sue Hatton

In Attendance: Tracy Bates – Deputy Clerk
3 members of the Public

17/614 APOLOGIES FOR ABSENCE: Cllrs Leslie Campbell and Nick Owens. Cllr Victoria Standfast was absent without apology.

614.1 In the absence of both the Chair and the Vice Chair of the Committee, the Committee unanimously agreed to appoint Cllr Bill Hatton to chair the meeting.

17/615 DECLARATIONS OF INTEREST: Cllrs Bill Hatton and Sue Hatton declared a personal interest in application DM/17/0057

MINUTES.

17/616 RESOLVED that the minutes of the meeting held on 3 January 2017 as confirmed be signed by the Chairman,

17/617 PUBLIC PARTICIPATION.

Mr Ben Woodward, spoke in support of application DM/16/5563, 60 London Road, Hassocks. (Appendix 1)

The Chairman proposed changing the order of applications to consider application first. This was unanimously agreed.

17/618 APPLICATIONS

DM/16/5563 60 London Road, Hassocks BN6 9NU. Proposed detached 2 bedroom dwelling to the rear of London Road, Hassocks. Response: RECOMMEND REFUSAL. The proposed dwelling is backland development without adequate room for access. The plot is very small with inadequate space around the dwelling to provide a satisfactory residential environment. Permitting this dwelling would have a detrimental effect on the visual amenities and residential environment of the surrounding dwellings.

DM/16/5501 88 Friars Oak Road, Hassocks BN6 8PY. Proposed loft conversion with hip to gable extension, to include a rear dormer and two rooflights to the front elevation. Response: NOTED

DM/16/5536 47 Mackie Avenue, Hassocks BN6 8NH. Single storey rear extension. Response: RECOMMEND APPROVAL

DM/16/5650 Demolition of existing industrial unit and erection of four new build houses. Three 3 storey and one 1 storey, with associated landscaping. Response: RECOMMEND REFUSAL. This proposed development represents over-development of the site. The proposal is not in keeping with the village centre and the proposed increase of height is detrimental to the visual amenities of the residents of Parklands Road and Dale Terrace. It has been previously noted that the site is liable to flooding, however no sequential testing has been carried out. The applicant is relying on others to carry out any testing.

DM/16/5678 12 Highlands Close, Hassocks BN6 8LD. Proposed rear extension and loft conversion. Response: No comment

DM/17/0057 Trees to Rear Of 1,2 and 3 Flowers Close and adjacent to 14 Flowers Close, Hassocks. T1/T2 Oak –Remove lowest limbs back to trunk and on garden side by up to 2 metres. T3 Ash – Reduce crown by up to 2 metres. T4 Sycamore – Lift crown by up to 2 metres. Response: Awaiting tree warden's report.

WSCC/003/17/HA Hassocks Infant School, Chancellors Park, Hassocks. Application of temporary planning permission for the erection of a single storey modular building for a total of 25 No. Adults. Proposed minor alterations to existing car park area at Hassocks Infant School to accommodate new building. Response: RECOMMEND APPROVAL

17/619 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

17/620 **PLANNING APPEALS.**

AP/16/0086 Rose Court, North Bank, Hassocks. Removal of condition 7 relating to planning application CN/23/87 in respect of flats 2,5,6,9 and 10 – Removal of age restriction. Noted.

AP/17/0003 Land to the Rear of Friars Oak, London Road, Hassocks. Hybrid planning application comprising outline application for access only for residential development of 130 dwellings consisting of 12 no. 1 bed apartments, 27 no. 2 bed houses, 47 no. 3 bed houses and 44 no. 4 bed house and associated access, together with change of use of part of land to form open country space. Noted .

17/621 **DECISION NOTICES**

The following APPROVALS were noted:

DM/16/4235	8 Parklands Road, Hassocks BN6 8JZ
DM/16/4477	53 Mackie Avenue, Hassocks BN6 8NJ
DM/16/4514	Byanda, Brighton Road, Hassocks

DM/16/3177	Land Parcel to the North of Millway Cottage, Ockley Lane, Hassocks.
DM/16/3868	The Ham, 24 Hurst Road, Hassocks
DM/16/4870	25 Clayton Avenue, Hassocks BN6 8HD
DM/16/4970	12 Chestnut drive, Hassocks BN6 8FE
DM/16/4963	24 Church Mead, Hassocks BN6 8BN
DM/16/2846	Land to the side of 58 Parklands Road, Hassocks, BN6 8JZ
DM/16/4381	78 Dale Avenue, Hassocks, BN6 8LS
DM/16/4842	75 Dale Avenue, Hassocks BN6 8LR

The following REFUSALS were noted:

DM/16/4437	21A The Crescent, Hassocks BN6 8RB
DM/16/4999	Land rear of 117 Grand Avenue, Hassocks, BN6 8DH

The following application withdrawal was noted:

DM/16/4535	1 Willowbrook Way, Hassocks BN6 8LB
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17/622 Mid Sussex Transport Study. The Committee noted that all copies of the Transport Study carried out by Mid Sussex District Council (MSDC) are available on the MSDC website.

17/623 CORRESPONDENCE

623.1 Hassocks Infants School –Proposed Warning sign adjustments. Members were invited to consider the response from West Sussex County Council to previous comments made by the Planning Committee on the proposed adjustments (Agenda item 10.1, appendix 1).

In response to the comment:

- 1. Vehicles in Grand Ave are required to give way at the junction so will be reducing speed as they approach so it is not felt that an illuminating sign would provide additional benefit. It was noted that the existing warning / Patrol sign in Grand Ave is partially obscured by trees and probably more so in the summer months. It may be possible to relocate this sign and combine it with the bus stop sign near to number 2 Grand Ave and closer to the junction with Keymer Road. However this may lead to a complaint from the local resident. We will investigate further.*

It was noted that there is no Give Way signage on the Grand Avenue approach to the junction of Keymer Road, and that the road markings are not visible. Additionally the Crossing Patrol is before the junction. Grand Avenue is a main bus route and route to Ockley Lane. The proposed illuminated signs on Keymer Road, on the east and west approach to the Grand Avenue junction only apply to drivers who will be turning into Grand Avenue, however all drivers approaching the junction from Grand Avenue will be affected by the Patrol Crossing. Therefore it is questioned why illuminated signage is not

considered necessary. Concerns over possible residential complaints regarding moving the existing signage to increase visibility were also questioned by the Committee in terms of relevance.

It was AGREED that Cllr Peter Gibbons would draft a response to be sent to WSCC.

623.2 **Proposed Submission Draft West Sussex Joint Minerals Local Plan** To note related correspondence received from West Sussex County Council and South Downs National Park Authority, and to consider any comments the Committee may wish to submit. Noted. There were no comments.

17/624 **Date of Next Meeting.** Monday 13 February 2017 at 7.30pm

There being no other business the Chairman closed the meeting at 8.55pm.

Chairman..... Date.....

Parish Council Speech

Ladies and Gentleman of the parish council.

My name is Ben Woodward, I am a local resident and have been for 32 years.

Homes like the one I am proposing are key to getting first time buyers onto the housing ladder and professional couples the opportunity to move to Hassocks. Adults trying to get on the bullish housing market are struggling, the governments policy towards housing provisions set out in PPG3 quotes –

Policy Background

- 5.5 Government policy towards housing provision is set out in PPG3. Housing policy 1999
" The Government intends that everyone should have the opportunity of a

Chapter 5

65

Housing

Mid Sussex Local Plan

May 2004

decent home and that the housing needs of all in the community should be recognised. PPG3 states that one of the roles of the planning system is to ensure that new homes are provided in the right place and at the right time, whether through new development or the conversion of existing buildings (PPG3 para 3). Local authorities should provide a choice of sites which are both suitable and available for housebuilding.

- 5.6 The emphases which are expressed in PPG3 relate to:
- providing a good mix in the size, type and location of housing available;
 - meeting affordable housing needs and other special needs;
 - giving priority to re-using previously developed land within urban areas in preference to the development of greenfield sites;
 - ensuring accessibility by public transport and seeking to reduce car dependency; and
 - promoting good design and creating attractive, high quality living environments.

It is set out in our very own hassocks neighbourhood plan.

To provide the opportunity for appropriately sized, affordable and sustainable housing,

Paragraphs 5.1, 5.2, 5.3, 5.4, 5.15, 5.6, all of policy aims.

Indeed paragraph 5.14 – The council are keen to stimulate opportunities within its existing urban areas. Making optimum use of previously developed sites to maximise the potential of all new opportunities.

5.15 – a significant requirement for 1-2 bed houses – within walking distance of the train station. THE OPPORTUNITY TO INCLUDE A HIGH PROPORTION OF ONE AND TWO BEDROOM DWELLINGS NEEDS TO BE MAXIMISED. IN THESE AREAS IT WILL ALSO BE APPROPRIATE TO REDUCE CURRENT PARKING STANDARDS!! SEE PARA 8.56 AND 8.59 IN TRANSPORT AND PARKING.

In addition, the National Planning Policy Framework states that there should be a wide choice of high quality homes to meet people's needs; this development would help to meet the demand for such housing in Hassocks.

There is considerable demand for housing here. Objectors to this development are also the same people arguing against the green fields being developed over the road, so they should be supporting infill.

The design and minimum impact far surpasses the requirements of the National Planning Policy Framework. It makes provision for travel by sustainable means: village facilities would be easily accessible by foot or bicycle, and bus stops for travelling either east or west to nearby towns and larger villages are within easy walking distance of the proposed entrance to the development. We will incorporate a bicycle storage area for such journeys.

As a local resident I know many who have grown up in the area would very much like to remain, but family-size houses such as the one proposed rarely come available on the market. This development proposal is therefore welcomed by this section of the community.

I understand the project is supported whole heartedly by young professionals and first time buyers.

Most people around the plot support the idea.

NOT a dangerous prescedent – my plot is much bigger and has lots of access

I have unrestricted access to the plot from three directions.

NOT over baring – it is over 2x the distance for this to be an issue.

Regarding vehicle crossing safety – the highways allowed a drop curb on London road so a quiet no through road should have no issues there.

Not over crowding – in fact it has more space than any other house.

Your support on the project would be greatly appreciated by myself and the largely supportive community

I understand the project is supported whole heartedly by young professionals and first time buyers.

developed in sympathy with the village and its surroundings, built to very high standards of design, construction, energy and water efficiency.

Policy 17 – 6.31, 6.35 Hassocks Neighbourhood plan.

Such developments represent an important part of delivering housing in the Parish on sustainable sites. Windfall housing development (such as this) on unidentified sites within the defined built up area **will therefore be supported.**

Policy 18: Housing Mix

6.39.

A study of the local demographics from the office of national statistics: 68% of the actual size of households is predominantly 2 or less (68%). Whilst this does not necessarily automatically translate into a demand for 1 and 2 bedroom properties (as some smaller households may wish to have additional bedrooms for use as study/ spare room etc), it does indicate that **the demand from the resident population is likely to be more toward smaller properties, than larger properties.**

6.40.

Reflecting the imbalance of supply and demand, it is considered appropriate to seek new residential development to provide a mix of housing types. Support will therefore be offered to developments which seek to contribute to the demand for 1 and 2 bedrooms dwellings.

This will serve to ensure that the needs of all sizes of households are likely to be met in future developments.

Most people I speak to in the community and local area are in support of the idea and the home is of the same style as the ones they have bought so they should have no issues with design. A small handful of people who have grievances (and it is only 4 or 5) would support the idea if I could un-blemish any erroneous rumours and clarify misinterpretations and misapprehensions.

The Hassocks Neighbourhood Plan supports the idea in the following ways:

Paragraphs –

6.0, 6.3, 6.4, 6.6, 6.8, 6.9, - it is in the council's interest to identify land such as this as outlined in paragraph 6.10,

The NPPF encourages the planning system to positively seek opportunities to meet the development needs of their area. Based on this approach the Parish has sought to identify land suitable for housing development to meet the upper figure of its identified housing need.

Regarding Mid Sussex Councils Local Plan this ticks the boxes of the following:

