

## HASSOCKS PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on Monday 2 December 2013 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present: Leslie Campbell (Chairman) Bill Hatton  
Jane Baker Frank Rylance  
Chris Bere Judith Foot  
Penny Wadsworth David Cumberland

In attendance Sue Hatton, Ian Weir

Clerk: Linda Baker

Also present were ten members of the public.

- 1. Apologies for Absence.** None.
- 2. Declarations of Interest.** Judith Foot declared an interest in application HA/13/03818/OUT, Land Parcel at London Road, Hassocks, as a resident of London Road, and left the meeting for discussion of this item.

*The Chairman adjourned the meeting for public participation. Five members of the public spoke to oppose application HA/13/03818/OUT. Ian Credland, Chairman of the Protect Ham Fields campaign, opposed the application because it was outside the built up area, in the strategic gap between Hassocks and Hurstpierpoint, in a countryside area of development restraint, on a site which had previously been deemed unsuitable for development by MSDC, and was against the wishes of residents. He also referred to the archaeological study, which was inadequate. Valerie Alford opposed the application because the area was species rich, and provided habitat for a number of rare birds, plants and reptiles, with important hedgerows. Jason O'Neil opposed the application, sighting lack of infrastructure, traffic congestion and air pollution as major issues. Ian Tovey opposed the application because of the air quality issues and pointed to the problem of particulates in addition to nitrogen dioxide pollution which would be exacerbated by increased traffic. Philip Weir commented on the supporting documentation provided by the applicant, and thought that the traffic analysis misrepresented the underlying data, and suggested that the air quality document had been drawn up by someone who did not have the appropriate qualifications to comment on this issue.*

- 3. Minutes of the Meeting held on 11 November 2013.** The minutes were taken as read, agreed by the meeting, and signed by the Chairman as a correct record.

#### **4. Applications.**

##### **HA/13/03792/FUL The Oaks, Southdown Farm, Lodge Lane, Hassocks.**

Demolition of existing detached two storey dwelling and replacement with two storey dwelling with basement storage.

Response: recommend approval.

##### **HA/13/03818/OUT Land Parcel at London Road, Hassocks.**

Outline application for development of up to 97 houses, associated landscaping and open space on land off London Road, Hassocks.

Response: recommend refusal.

The population of Hassocks had increased considerably over the last decade, and Hassocks had recently taken a development of 250 dwellings at Clayton Mills, which was still being absorbed. There had also been changes in the demographic, for example as bungalows were converted into family homes, creating more demand for school places and increasing traffic. During that time there had been no new infrastructure provision, and the village was unable to absorb any further significant development at this stage. Hassocks Infant School for example was building additional classrooms to meet a current deficit, not to provide additional capacity. The strategic gaps between the villages in Mid Sussex had always been important, and the proposed development would impinge on the strategic gap between Hassocks and Hurstpierpoint, and lead to coalescence. There was also concern about the air quality issue at Stonepound Crossroads, which had not been addressed, and the proposed development would exacerbate this problem, increasing traffic flow through this junction. The site also fell outside the current proposals for development sites in the draft Neighbourhood Plan which the parish council was developing. While it was accepted that there was a need for some additional housing in the village, particularly for local people, it was thought that the negative effects of the proposed development in terms of air quality, traffic congestion, increased burdens on infrastructure and damage to the environment, outweighed the benefits. MSDC had rejected the site under the SHLA assessment, and the reasons for rejection were still valid.

The parish council was concerned about recent planning decisions on two sites in Hurstpierpoint, Little Park Farm & Highfield Drive, and College Lane, where the South Mid Sussex Planning Committee had gone against the recommendations of the Planning Officer, and the parish council, in both instances. As MSDC did not have a District Plan in place, and were still working to housing numbers in the South East Plan, which had now been withdrawn, applications which were inappropriate were being allowed to meet those housing targets,. It was wrong to assume that greenfield sites needed to be developed when other areas for housing could be identified through the District Plan and Neighbourhood Plan process.

The Chairman emphasised that the parish council could only make recommendations on planning applications. MSDC was the planning authority which took decisions on planning matters, and he therefore advised any

members of the public who had views on the application to contact MSDC or their District councillor before the closing date for comments.

It was AGREED that representatives of the parish council would attend the MSDC Planning Committee meeting when the application was considered, which was understood to be on 9 January 2014, to oppose the application.

**HA/13/03903/FUL 5 Hurst Road, Hassocks.**

Single storey side extensions.

Response: recommend approval.

**HA/13/03897/FUL South Downs Garden Centre, Brighton Road, Hassocks.**

Replace existing old greenhouse cafe buildings with traditional oak framed barns for cafe and heritage centre.

Response: recommend approval.

**HA/13/03960/FUL 32 Friars Oak Road, Hassocks.**

Porch and wet room single storey extension.

Response: recommend approval.

**5. Results.** The following APPROVALS were noted:

HA/13/03383/FUL 12 London Road, Hassocks

HA/13/03241/FUL 16 Ravenswood, Hassocks

HA/13/03531/FUL 69 Oak Tree Drive, Hassocks

HA/13/03398/FUL 127 Grand Avenue, Hassocks

HA/13/03231/FUL 44 Church Mead, Hassocks

HA/13/03197/TREE 17 The Crescent, Hassocks

HA/13/03400/FUL 105 Mackie Avenue, Hassocks

HA/13/02809/FUL Sandbrook, Parklands Road, Hassocks

HA/13/03564/C3 REG Hassocks Infant School, Chancellors Park, Hassocks

WSSC/092/13/HA Hassocks Infant School, Chancellors Park, Hassocks

WSSC/082/13/HA Hassocks Infant School, Chancellors Park, Hassocks

The following application had been part approved and part refused:

HA/13/02489/TREE 1 Pound Gate, Hassocks

The following Lawful Development Certificates had been issued:

HA/13/03300/LDC 46 Stanford Avenue, Hassocks

HA/13/03271/LDC 41 Queens Drive, Hassocks.

HA/13/03482/LDC 3 Woodslan Close, Hassocks

**6. MSDC Planning Register, MSDC Training Session 21 November 2013.**

The Committee Chairman and the Clerk had attended the training. MSDC were looking to move towards a paperless planning system, where applications would only be available on line, rather than circulating paper copies. Three towns and parishes were taking part in a six months' trial to test how the arrangements would work. While a paperless system would save MSDC time and manpower, it would create additional work for towns and parishes in accessing the information in a suitable form for consideration at planning committee meetings.

The pilot was NOTED.

**7. Date of Next Meeting.** Monday 16 December 2013 at 7.30 pm.

There being no other business, the Chairman closed the meeting at 8.47 pm.

Chairman.....

Date.....