

HASSOCKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 28 November 2011 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

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

Clerk: Linda Baker

Also present were 15 members of the public.

- 1. Apologies for Absence.** There were no apologies for absence.
- 2. Declarations of Interest.** Kristian Berggreen, Judith Foot, and Penny Wadsworth declared an interest in application HA/11/03563/FUL, 13 Chancellors Park, as they knew the owner.
The meeting was adjourned for public participation. Two people spoke in support of application HA/11/02435/FUL, 1 Silverdale, and two people spoke to oppose the application. Two people spoke to oppose application HA/11/03396/FUL, Land to the rear of Stafford House, and Cliff Lane of Savills spoke to clarify some issues regarding the application.
- 3. Minutes of the Meeting held on 7 November 2011.** The minutes were taken as read, agreed by the meeting, and signed by the Chairman as a correct record.
- 4. Applications.**
 - HA/10/02435/FUL, 1 Silverdale, Hassocks**
Demolition of existing garage. New detached garage with rear ground floor extension.
Response: recommend approval. The council's view is that a slate roof is inappropriate in this location, and would prefer to see tiles as proposed in the previous application.
 - HA/11/03422/TREE 20 Clayton Avenue, Hassocks.**
Beech, reduce lateral branches, oak lift crown.
Response: recommend approval.
 - HA/11/03469/FUL Hassocks Golf Club, London Road, Hassocks.**
Alter six tees, to build 7 new tees.
Response: recommend approval.
 - HA/11/03526/FUL, Barratt Homes, Mackie Avenue, Hassocks.**
Resiting of NEAP.
Response: recommend approval.
 - HA/11/03370/FUL, Oldland, Oldlands Lane, Hassocks.**
South Downs National Park application to erect tree house and timber platforms.
Response: recommend approval.

HA/11/03598/FUL 13 Chancellors Park, Hassocks.

Demolition of garage & chimney: single storey side and rear extensions, internal alterations and replacement windows.

Response: recommend approval.

HA/11/03598/FUL 23 Clayton Avenue, Hassocks.

Two storey side extension.

Response: recommend approval.

HA/11/03613/COU Costa Coffee, 54 Keymer Road, Hassocks.

Change of use from retail (A1) to mixed use coffee shop, (A1/A3).

Response: recommend approval.

HA/11/03523/LDC 26 Queens Drive, Hassocks.

Change of existing hip roof to gable and proposed rear dormer.

Response: noted.

HA/11/03637/FUL 15 Park Avenue, Hassocks.

Adjustments to application 11/00614/FUL.

Response: recommend approval.

HA/11/03646/FUL 67 Dale Avenue, Hassocks.

Front false pitch dormer.

Response: recommend approval.

HA/11/03675/FUL 24 Dale Avenue, Hassocks.

Proposed rooms in roof including dormers to front and rear.

Response: recommend refusal.

The proposal represents over-development of the site, is out of keeping with the street scene, and of unsympathetic design.

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

Erection of 17 dwellings.

Response: recommend approval.

The council had held a public meeting on the application on 14 November 2011. Bill Hatton said that the parish council appreciated that this was a contentious application, and were aware of the past history of the site, and the issues which surrounded it, and the desire of the community to maintain the Stafford legacy. However, the council had to consider the application against planning criteria, and arguments about lack of infrastructure, or the justification for disposing of the site when it had originally been gifted to the community would not carry any weight. The relevant planning documents in considering the application were the District Plan, R2 and PPG17. Savills had argued in the Open Space Statement that the site was surplus to requirements, and that the value of the site as a public open space was currently nil, and it would be very difficult to refute their case. MSDC and Asprey Homes had discussed provision of a replacement pitch elsewhere in the village, and when the parish council became of these discussions, HPC put forward a proposal that if alternative facilities were under consideration, improvements to the pitches in Adastra Park should be included in the best interests of the village.

The development was within the built up area of the village, the issues regarding surface water drainage had been dealt with, the trees would be safeguarded, there were no highway issues, the layout of the scheme was satisfactory, and the amenities of the adjoining properties would not be unduly affected, so there were no strong planning grounds for refusing the application. MSDC did not currently have a five year land supply, so it was likely that if the application went to appeal, it would be approved. Members agreed that, although it was very sad that the field would be lost as open space to the village, the development was of good quality, and there were no strong planning grounds to justify refusal. It was however suggested that consideration should be given to incorporating a pedestrian access via the library through to the Keymer Road.

5. Results.

The following APPROVALS were noted:

HA/11/03141/FUL Coolhurst, London Road, Hassocks

HA/11/03198/FUL Age UK, Dale Avenue, Hassocks.

HA/11/02791/FUL 5 Semley Road, Hassocks

The following REFUSALS were noted:

HA/11/02336/FUL Land between Muddleswood and Maplewood, London Road, Hassocks.

HA/11/03006/COU Baldwins, Keymer Road, Hassocks.

6. **Draft Development Brief for the Station Goods Yard.** The committee was pleased that the brief had been produced, and hoped to see an imaginative and contemporary design on the site. The council would prefer option 1 of the layouts suggested.
7. **22-24 Keymer Road, Hassocks.** The Planning inspector had visited the site, but it was unlikely that the outcome would be known before Christmas..
8. **Grand Avenue Traffic Calming.** There was nothing further to report.
9. **MSDC Meeting on Neighbourhood Planning, 18 November 2011.** Leslie Campbell, Bill Hatton, Sue Hatton, Peter Gibbons and Ian Weir had attended, and the meeting had been very useful.
10. **Neighbourhood Plans.** The letter dated 18 November 2011 from Gary Marsh, Cabinet Member for Planning and Regeneration at MSDC, was noted. It was agreed that it would not be necessary to arrange a meeting with MSDC at this stage. RESOLVED TO RECOMMEND that:
 - a) The council should prepare a Neighbourhood Plan
 - b) The council should appoint a group of councillors to oversee the preparation of a Neighbourhood Plan, utilising other resources from within the community, and specialist assistance as required
11. **Date of Next Meeting.** 19 December 2011 at 7.30 pm.

There being no other business, the Chairman closed the meeting at 9.25 pm.

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