

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 10 March 2014 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present : Leslie Campbell (Chairman) Chris Bere
 Jane Baker Bill Hatton

Clerk: Linda Baker

Also present were ten members of the public.

1. Apologies for Absence. Apologies for absence were received from Judith Foot, Frank Rylance and Penny Wadsworth.

2. Declarations of Interest. None.

The meeting was adjourned for public participation. Residents spoke to oppose application 14/00522/FUL, Land rear of 27 Hurst Road, Hassocks. Michael Earl said he had misgivings regarding the application. Denise Shaddick spoke, on behalf of a number of neighbours, to oppose the application on the grounds of its countryside location, the fact that it was outside the built up area, unsympathetic in design, out of keeping with the surrounding area, would be detrimental to neighbouring properties, cause overlooking, set a precedent, would be harmful to the environment, drainage proposals were inadequate, and the scheme conflicted with MSDC policies. A similar development at the rear of 23 Hurst Road had been refused and the appeal dismissed, and residents hoped that this scheme would be opposed by the parish council and refused by MSDC.

Ian Southey referred to residents comments on the LVIA for application 13/03818/OUT. These had been copied to committee members.

3. Minutes of the Meeting held on 17 February 2014. The minutes were taken as read, agreed by the meeting, and signed by the Chairman as a correct record.

4. Applications.

14/00522/FUL, Land Rear of 27 Hurst Road, Hassocks.

New two storey dwelling.

Response: recommend refusal.

The council opposes this application very strongly. The proposed dwelling is outside the built up area boundary, and therefore not in accordance with the District Plan, and predecessor documents which have always had a presumption that there would be no new build along the Hurst Road. The land to the rear of 27 Hurst Road is a countryside location for development purposes, and therefore under MSDC policies C1 and H11 of the Mid Sussex local plan development in this area should be resisted. A similar proposal for development at the rear of 23 Hurst Road was refused permission, and dismissed on appeal, and if permission were granted in this incidence this

would set an unacceptable precedent for development in this area, which is very close to the boundary of the South Downs National Park. .

The proposed building by its bulk and design would be out of keeping with the surrounding area and have a very adverse effect on the amenities of neighbouring properties, and would overlook existing dwellings.

There is no main drainage proposed for the dwelling, contrary to MSDC policy. The development would be very detrimental to the rural character of this area. A series of TPOs have recently been put in place by MSDC for the area covering 23-33 Hurst Road, including a tree at 27 Hurst Road, and the woodland to the rear of the property, to protect the character and visual amenity, and the proposed development would have a very detrimental effect on both, and pose a potential risk to the trees.

The applicant states in paragraph 6 of the application that there is no new or altered vehicle access from the public highway, but this is incorrect as a new access drive to the house and field to the rear is included in the design.

14/00598/FUL 18 The Quadrant, Hassocks.

Two storey side extension.

Response: recommend approval.

14/00600/TCA Cleveland's, 18 Lodge Lane, Hassocks.

Work to trees in rear garden T1-T4.

Response: a report was awaited from the Tree Warden.

14/00626/TREE Broadhill Cottage, Ockley Lane, Hassocks.

Oak reduce height by 2m reduce lateral spread by 1.5m.

Response: a report was awaited from the Tree Warden.

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

Landscape and Visual Impact Appraisal.

Response: The council did not agree with the conclusions of the appraisal, and believed that the proposed development would have a detrimental effect on the area.

14/00599/FUL 9 Park Avenue, Hassocks.

Rear side extension to replace existing conservatory.

Response: recommend approval.

14/00747/TREE 7 Parkside, Hassocks.

T10 Horse Chestnut, fell.

Response: a report was awaited from the Tree Warden.

14/0811/TREE 87 Mackie Avenue, Hassocks.

T9 Cypress, fell.

Response: a report was awaited by Tree Warden.

14/00812/FUL 30 London Road, Hassocks.

Proposed two storey front extension.

Response: recommend refusal.

The proposal was out of keeping with the street scene, un-neighbourly, would overshadow the adjoining property, and the plans appeared somewhat misleading as to the size of the plot and the impact of the extension.

SDNP/14/00757/HOUS The Well House, Underhill Lane, Clayton.

Erection of outbuilding to replace existing to provide granny annexe and garage/store.

Response: recommend refusal.

This is an area of maximum countryside restraint, and building should only be allowed in exceptional circumstances, in the interests of agriculture.

5. Results.

14/00089/TCA 59 Lodge Lane, it was NOTED that MSDC raises no objection to the proposal.

13/01921/NONMAT1, 3 Semley Road, Hassocks, it was NOTED that a full planning application was not required.

SDNP/14/00133/HOUS Oldland Mill House, Oldlands Lane, Hassocks. it was NOTED that permission had been granted.

It was NOTED that a TPO had been made in respect of trees at 23-33 Hurst Road, Hassocks.

- 6. Meeting with WSCC on 21 February 2014 Regarding the transport Report on Land Parcel at London road, Hassocks.** Leslie Campbell and Frank Rylance had attended a meeting arranged by County Councillor Andy Petch with the highway planning officer at WSCC. They had requested that WSCC take into account the report prepared on behalf of objectors on the highway aspects of the proposed development.

- 7. Date of Next Meeting.** 31 March 2014 at 7.30 pm.

There being no other business, the Chairman closed the meeting at 8.30 pm.

Chairman.....

Date.....