

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 12 May 2014 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

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

Clerk: Linda Baker

Also present were three members of the public.

1. **Apologies for Absence.** None.
2. **Declarations of Interest.** None.
The meeting was adjourned for Public Participation. Gary Urwin, Denise Shaddick and Janet Slaughter spoke to object to application 14/00522/FUL, Land rear of 27 Hurst Road, Hassocks.
3. **Minutes of the Meeting held on 22 April 2014.** The minutes were taken as read, agreed by the meeting, and signed by the Chairman as a correct record.
4. **Applications.**
 - 14/01380/FUL, 70 Friars Oak Road, Hassocks.**
New front porch & rear single storey extension.
Response: recommend approval.
 - 14/00851/LDP 24 Stonepound Road, Hassocks.**
Conversion of roof space.
Response: the LDP was noted.
 - 14/01404/OUT Clayton Wickham Farmhouse, Belmont Lane, Hassocks**
Demolition of storage barn & erection of single dwelling & detached garage..
Response: recommend refusal.
This was outside the built up area of the village and contrary to the MSDC policy of countryside restraint, and there should be a presumption against building in the gap between Hassocks and Hurstpierpoint.
 - 14/01412/FUL 51 Lodge Lane, Hassocks.**
Single storey rear & side extension.
Response: recommend approval.
 - 14/01436/LDP 57 Oak Tree Drive, Hassocks**
Single storey side extension.
Response: the LDP was noted..
 - 14/01478/FUL 23 Queens Drive, Hassocks.**
Single storey extension and partial garage conversion.
Response: recommend approval.
 - 14/01483/FUL 3 Semley Road, Hassocks.**

Replacement of existing bungalow with chalet bungalow with single storey section along rear.

Response; recommend approval.

14/01504/FUL 9 London Road, Hassocks.

Proposed two storey rear extension.

Response: recommend approval.

14/00522/FUL Land rear of 27 Hurst Road, Hassocks

New two storey dwelling. Amended certificate, site plan & arboricultural report received.

Response: recommend refusal.

The parish council fully supports the TPO on trees on the site, and the amended arboricultural report does nothing to address the concerns previously expressed by the council.

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.

14/01572/CND 1 Rose Court, North Bank, Hassocks.

Proposed removal of age restriction on flat 1 Rose Court.

Response: recommend refusal.

This would set a precedent for all the flats in the block, and there is a need to preserve some allocated accommodation for older people to meet the growing need for accommodation suitable for the elderly.

WSCC/026/14/HA The Windmills Junior School, Dale Avenue, Hassocks.

Extension & internal alterations to provide for expansion to 3 FE Junior School.

Response: recommend approval.

5. Results.

The following APPROVALS were noted:

14/00856/FUL, 79 Dale Avenue, Hassocks.

14/0151/ADV Asprey Homes, Ockley Lane, Hassocks

14/01110/FUL 15 Woodsland Road, Hassocks.

14/00951/FUL 45 The Quadrant, Hassocks

14/01099/FUL 33 Lodge Lane, Hassocks

SDNP/14/00753/HOUS Paddock adjacent to Sungate, Oldlands Lane, Hassocks

The following applications were REFUSED:

14/00812/FUL 30 London Road, Hassocks.

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

The following PDE was confirmed:

14/01204/PDE 6 Priory Road, Hassocks

The following application had been WITHDRAWN:

14/01010/FUL 76A Grand Avenue, Hassocks

6. **13/03818/OUT Land Parcel at London Road, Hassocks.** Leslie Campbell had attended the MSDC Planning Committee Meeting on 1 May 2014 when the application had been refused. The village had been well represented by parish and district councillors, and the committee paid tribute to the work done by County Councillor Andy Petch in pursuing the traffic and air quality issues raised by the application with WSCC.

7. **Date of Next Meeting.** 2 June 2014 at 7.30 pm.

There being no other business, the Chairman closed the meeting at 8.25 pm.

Chairman.....

Date.....