

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 17 November 2014 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present: Leslie Campbell (Chairman) Bill Hatton
Jane Baker Penny Wadsworth
Judith Foot

In attendance: David Cumberland, Sue Hatton

Clerk: Linda Baker

Also present were nine members of the public.

1. Apologies for Absence. Apologies for absence were received from Chris Bere and Frank Rylance.

2. Declarations of Interest. Judith Foot declared an interest in item 6, application reference AP/14/0052, Land Parcel at London Road, Hassocks, and left the council chamber for discussion of this item.

The meeting was adjourned for Public Participation. Ian Tovey, a resident of London Road, Hassocks, said he understood there was a meeting on 20 November to discuss removing the objections to AP/14/0052, Land Parcel at London Road, Hassocks. He thought that the reasons for refusal on traffic and air quality should stand, and he thought that the evidence Gleasons had produced on traffic at Stonepound only took account of their proposed development, and not the increase in traffic from development in Hurstpierpoint, Burgess Hill etc. MSDC had stated that the council would not include the strategic gap as an additional reason for refusal, but the application in College Lane, Hurstpierpoint, which had been called in by the Secretary of State, referred to the strategic gap as a reason for refusal. Horsham DC had added reasons for refusal at appeal stage. He said that if MSDC withdrew its reasons for refusal, residents expected the parish council to initiate a call in to the Secretary of State, and employ consultants to assist with the appeal. The residents had consultants on board who could assist.

3. Minutes of the Meeting held on 27 October 2014. The minutes were taken as read, agreed by the meeting, and signed by the Chairman as a correct record.

4. Applications.

14/03842/FUL 79 Chestnut Drive, Hassocks.

Conversion of roof space- converting hip end to gable.

Response: recommend refusal.

The proposal is out of keeping with the street scene, and of poor design.

14/03924/TREE 7 Parkside, Hassocks.

Horse chestnut (T10) m- reduce crown.

Response: a report was awaited from the Tree Warden.

14/03926/HOUS Honeywood, Hurst Road, Hassocks.

Infill of yard to form kitchen extension and new garden room.

Response: recommend approval.

14/03973/TREE Land R/O and 28 Priory Road, Hassocks.

Apple tree, pear tree, alder, birch, ash, crown reduction.

Response: a report was awaited from the Tree Warden.

14/03992/TREE 30 Clayton Avenue, Hassocks.

(T1) Oak, raise canopy, (T2) oak, cut back foliage, sycamores x2, cut back foliage.

Response: a report was awaited from the Tree Warden.

5. Results. The following APPROVAL was noted:

14/03294/TREE Land rear of Asprey Homes Ockley Lane, Hassocks.

The following Certificate of Lawful Use or Development had been granted:

14/03324/LDE Dairy Cottage, Hammonds Mill Farm, London Road, Hassocks.

14/03560/LDP 16 Priory Road, Hassocks.

It was noted that the following application in the SDNP had been refused:

SDNP/14/03711/FUL Court Farm, Keymer Road, Ditchling, East Sussex.

6. Planning Appeals.

APP/D3830/W/14/3000145 Clayton Wickham Farmhouse, Belmont Lane, Hurstpierpoint, Hassocks. The council's reasons for refusal (Meeting 23 June 2014, minute 4 refers) would be forwarded to the Planning Inspectorate.

AP/14/0052 Land Parcel at London Road, Hassocks. The council had received notification from MSDC that Gleasons had lodged an appeal against the refusal of the outline planning application for up to 97 houses on the site.

A meeting of the MSDC District Planning Committee was being held on 20 November 2014 to seek members' authorisation for officers to withdraw reasons for refusal relating to the application (reference 13/03818/OUT). It was understood that if the objections were withdrawn, the appeal hearing would still take place, and MSDC officers would attend to provide information only. It was proposed to withdraw the objections for the following reasons:

Objection 1 regarding the S106 Agreement as the applicants were in the process of providing a planning obligation.

Objection 2 traffic impact because the measures put forward by the applicants were likely to be acceptable to the highway authority

Objection 3 impact on air quality, because the MSDC Environmental Health Officer no longer has any objections to the scheme as the applicants have provided further information on air quality issues.

It was agreed that if MSDC and WSCC withdrew their objections based on further evidence provided by the applicant, it would be very difficult for the parish council to present a case to object to the appeal, and to provide technical evidence to challenge the work done by consultants acting for the applicant, particularly in the timescales involved.

After discussion it was agreed:

- a) That the Committee Chairman would attend the MSDC District Planning Committee meeting on 20 November 2014 to request that MSDC does not withdraw objections 2 and 3 (as above) to the planning application on the

grounds that the detailed evidence provided by the applicant on the traffic impact and air quality issues has not been made publicly available, and that therefore the public and the parish council have not been able to review and challenge the evidence, and the council is doubtful that any measures put in place will alleviate the traffic congestion at Stonepound Crossroads, or mitigate the air quality issues.

The parish council would also like MSDC to agree to make a further objection to the application regarding the impact on the strategic gap between Hassocks and Hurstpierpoint. In the appeal instigated by the Secretary of State in respect of Land off College Lane, Hurstpierpoint, Application APP/D3830/V/14/2211499 refers, where permission had been granted by MSDC for 81 dwellings, the Planning Inspector refused the application, citing as one of the reasons the impact on the strategic gap. It was accepted in the judgement that although Local Plan policy C3 (Local Gaps) is out of date in so far as it impacts on the supply of housing, it continues to serve an important planning function in preventing the coalescence of the settlements of Hurstpierpoint and Hassocks and maintaining their separate identities. The Inspector concluded that the Gap has served and continues to serve a useful and much valued planning purpose, and that built development at the edge of the settlement would result in a small but significant diminution in the local gap, and would undermine the gap and would change its character. The same reason for refusal would apply to the Land Parcel at London Road, Hassocks which lies in the strategic gap between the two settlements, so on the basis of precedent and consistency, MSDC should apply the same reason for refusal to this application.

b) That a meeting of the Parish Council's Planning Committee would be convened on 25 November 2014 at 10.30 am to consider the outcome of the MSDC District Planning Committee meeting on 20 November 2014, and to consider what further action the parish council could take if MSDC agreed to the withdrawal of its objections.

7. **Dates of Next Meetings.** 25 November 2014 at 10.30 am, 8 and 29 December 2014 at 7.30 pm.

There being no other business, the Chairman closed the meeting at 8.35 pm.

Chairman.....

Date.....