

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee meeting held on Monday 27 January 2014 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

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

Assistant: Tracy Bates

In attendance: Sue Hatton

Also present were 4 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 did not comment on item 6.

The Chairman adjourned the meeting for public participation. Two members of the public spoke in relation to the i-Transport Technical Note submitted on behalf of Gleeson Developments Ltd regarding application HA/13/03818/OUT. Ian Credland expressed his concern that a new document of this size and detail could be presented at this stage of the planning process. He added that the data in the document does not match his personal experiences or those of other residents. Ian Credland hoped that the Parish Council would make a further comment to MSDC questioning whether the document provides a fair representation of evidence. He also noted that another resident, Philip Weir has made a counter representation to Mid Sussex, and that Andy Petch has made a response questioning whether the document is a fair representation of the facts. The second member of the public, Ian Tovey, provided the committee with a copy of a response he has submitted to Mid Sussex, citing misgivings about the accuracy of the document and the way the situation has been handled. He has collated and presented evidence which counters the claims made in the Technical Note. Kirsten King has seen his response and will forward this to WSCC.

- 3. Minutes of the meeting held on 6 January 2014.**

The minutes were taken as read, agreed by the meeting and signed by the Chairman as a correct record.

- 4. Applications**

HA/14/00089/TCA 59 Lodge Lane, Hassocks BN6 8LU

To pollard T1 an Acer Campestre (Field Maple) to 2.5 metre height.

Response: A response was awaited from the Tree Warden.

SDNP/14/000134/LIS Oldlands Mill House, Oldlands Lane, Hassocks BN6 8ND

Replacement pitch roof over existing covered pool.

Response: Recommend Approval

5. Results

The following approvals were noted:

HA/13/04083/FUL 38 Aadastra Avenue, Hassocks, BN6 8DL

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

HA/13/04109/FUL The Tower, St Marys Mead, Ockley Lane, Hassock

HA/13/04075/TREE 77 Mackie Avenue, Hassocks, West Sussex BN6 8NJ

6. To consider the Technical Note submitted on behalf of Gleeson Developments Ltd in response to a request by WSCC Highways regarding the outline planning application HA/13/03818/OUT.

The committee agreed to make the following comments to Mid Sussex District Council:

The Parish Council objects strongly to the revised highway proposals for the following reasons:

Methodology

The Council does not accept the methodology and results incorporated in this report. The proposed access would be extremely close to the A 273/B2116 Stonepound Crossroads which is one of the busiest junctions in Mid Sussex. The report states – Appendices A & B – that data was collected between a narrow time slot of 09.30 – 12.45 on both 06 September 2013 and 10 December 2013. Three hours of monitoring on two days cannot be said to constitute adequate evidence, and cannot be used in any meaningful extrapolation.

Similarly the traffic speed as outlined in the consultant's report has been measured using a 'speed gun' type of device rather than a more discreet option. This data was collected during a limited period but most significantly on a straight stretch of the A273 London Road and at a point where the measurer would be clearly visible to oncoming vehicle drivers. In response to the speed measuring unit, road speed would, not surprisingly, drop to approaching the 30mph limit at that point, invalidating the data collected.

Highway Safety

The proposed access from the site onto the A273 London Road would create conditions of danger and congestion to motorists, cyclists and pedestrians. A pedestrian refuge was installed because of safety issues. At that point southbound traffic is accelerating downhill from the busy crossroad junction. Northbound traffic is often queuing back a long way downhill while waiting at the lights. This is not the picture presented with the consultant's report which appears to show an almost car-free road. The A273/London Road is a standard, two-lane A class road and any vehicle turning right from the access point would have to cross the northbound lane to join the southbound. The combination of this taking place alongside a ghost island, a right hand turning lane and a pedestrian crossing close to traffic manoeuvring via Stanford Avenue and the nearby busy garage/filling station would create an extremely dangerous junction.

Air Quality & Pollution

The recently declared Air Quality Management Area (AQMA) identified the Stonepound Crossroads zone of the A273 London Road as an area where pollutants exceeded acceptable limits. MSDC drew up an Air Quality Action Plan (AQAP) to address the issues of unacceptable and hazardous pollutant levels within the Stonepound Crossroads/A273 London Road area. A key pivot of that plan was to reduce vehicle emissions.

It is therefore difficult to understand how there can be any reconciliation between declaring an AQMA, creating a detailed AQAP and then proposing to allow an outline application for 97 dwellings close to the AQMA zone. The Gleasons application states 97 dwellings but clearly envisages more dwellings to follow. Such a large development with its concomitant vehicle usage would inevitably substantially increase the air quality problems within the zone.

The Chairman asked for his thanks to be passed onto County Councillor Andy Petch for his excellent response to the i-Transport document.

7. Date of Next Meeting. 17 February 2014 at 7.30pm

There being no other business, the Chairman closed the meeting at 8.05 pm

Chairman.....

Date.....