

## HASSOCKS PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Monday 23 March 2015 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present: Leslie Campbell (Chairman) Bill Hatton  
Jane Baker Frank Rylance.

Clerk: Linda Baker, Jane Barker

Also present were 56 members of the public.

**1. Apologies for Absence.** An apology for absence was received from Penny Wadsworth. Absent without apology, Chris Bere and Judith Foot.

**2. Declarations of Interest.** None.

*The meeting was adjourned for public participation. Simon Landvar of The Spinney spoke on behalf of the Shepherds Walk residents Association to oppose application DM/15/0626 Land to rear of Friars Oak, London Road, Hassocks, arguing that the adverse impact of the development would significantly outweigh any benefits. He sighted the loss of a much used open space, flooding concerns, the air quality and traffic congestion issues at Stonepound Crossroads, the danger of the rail crossing, coalescence with Burgess Hill, the current infrastructure deficit, and the fact that the application was premature ahead of the Neighbourhood Plan site assessments being in place. Shaun Phillips of Downs View Road was concerned about the proposed green buffer where the footpath was and that the fields to the north could become the subject of future planning applications.*

*John Husband of Belmont Lane spoke on behalf of the Belmont Lane residents to support application DM/15/0875 Land South west of Belmont, Belmont Lane. He said that there would be major problems with access to the site of the existing property and that by moving the dwelling, access would be via the existing access gate in the widest part of Belmont lane rather than having construction vehicles and other traffic having to access the site from the narrowest part of the lane, causing a nuisance to other residents.*

**3. Minutes of the Meeting held on 2 March 2015.** The minutes were taken as read, agreed by the meeting, and signed by the Chairman as a correct record

**4. Applications.**

**DM/15/0626 Land to the rear of Friars Oak, London Road, Hassocks.**

Hybrid application, outline application for access only for residential development of 140 dwellings together with change of use of part of land to form country open space.

Response: recommend refusal.

The Parish Council was concerned that dealing with the application now could conflict with or prejudice the emerging Neighbourhood Plan. The Planning Committee had a number of concerns about the application.

The busy main A273 Brighton/London Road access to the proposed development could be dangerous, and the additional traffic generated by the development could have an adverse impact of congestion at Stonepound Crossroads. Any increase in traffic would also impact on Clayton Hill, and it was already dangerous for traffic trying to exit the B2112, New Road, onto the A273.

The developers were looking to the Gleesons application on land at the Ham to resolve the Air Quality issues at Stonepound, but any additional traffic would increase air pollution.

The London – Brighton rail line ran to the east of the proposed development, and concern was expressed that the uncontrolled, open railway crossing was dangerous and would probably be used by children as the shortest route to visit friends on the west side of the village.

Although it was not necessarily taken account of in planning decisions, the lack of infrastructure to support further development was a matter of concern as the schools in the village were already at capacity, and health and other services were inadequate to cope with an increase in population.

The area was subject to flooding, as confirmed in MSDCs own Draft Settlement Sustainability Review, March 2015.

The proposed development was also in the Local Gap between Hassocks and Burgess Hill, and the parish council was keen to maintain a distinction between the two settlements, in accordance with policy C3 of the existing District Plan. There have been a number of separate development proposals in the immediate area, and cumulatively these have the potential to decrease, or remove altogether the Local Gap and lead to coalescence of the local towns and villages. The potential loss of green space and countryside is of great concern to the local community.

**DM/15/0709 17 Lodge Lane, Hassocks.**

New pitched roof with velux windows to replace existing glazed roof to rear extension, addition of veranda, replacement windows to rear, replacement cladding.

Response: recommend approval.

**DM/15/0830 Medlar Cottage, Lodge Lane, Hassocks.**

Proposed single storey west extension.

Response: recommend approval.

**DM/15/0690 Public Open Space Footpath between Woodland Road and Oak Tree Drive, Hassocks.**

Installation of standard and bollard lighting to footpath.

Response: recommend approval.

**DM/15/0835 14 Stafford Way, Hassocks.**

Front extension to infill porch & convert garage to habitable space.  
Response: recommend approval.

**DM/15/0875 Land South west of Belmont Lane, Belmont, Hassocks.**

Erection of single dwelling house. Redesign & relocation ref  
09/00191/FUL, 11/02270/EOT, 12/03581/FUL.  
Response: recommend refusal.

The application was contrary to policy C3, and countryside policy, and the parish council did not support building in the Local Gap between Hassocks and Hurstpierpoint. A dwelling in this location would have an adverse impact on the visual amenity of the area.

**DM/15/0977 17 The Crescent, Hassocks.**

Sycamores x 2 reduce back to previous growth points, fell smaller sycamore.  
Response: recommend approval.

**DM/15/0986 31 Keymer Road, Hassocks.**

New entrance door on front elevation, replacement of upper floor windows, removal of rear fire escape and extension of balustrade.  
Response: recommend approval. If the entrance was being moved, and the disabled ramp to the existing entrance was no longer required it should be removed as it was a hazard to residents with a sight impediment.

**DM/15/1036 The Old Manor House, 102 Keymer Road, Hassocks.**

Sycamore reduce all branches to 1m from trunk.  
Response: recommend approval.

**5. Results**

The following APPROVALS were noted:

14/04154/PDFLEX Allwoods Nursery, London Road, Hassocks.

DM/15/0020 Downsmead, Ockley Lane, Hassocks

14/04530/TCA Priests House, 2 Lodge Lane, Hassocks.

SDNP/14/06199/FUL New Road, Hassocks

The following REFUSAL was noted:

DM/15/0114 Flat 9 & 10 Rose Court, North Bank, Hassocks.

The following application had been withdrawn:

DM/15/0266 Land Parcel at London Road, Hassocks.

The following APPEAL would take place from 31 March 2015 commencing at 10.00 am in the MSDC Council Chamber: AP/14/0052,

APP/D3830/A/14/2226987, Land Parcel at London Road, Hassocks.

Bill Hatton would speak on behalf of the Parish Council to oppose the appeal.

**6. Date of Next Meeting.** 13 April 2015 at 7.30 pm.

There being no other business, the Chairman closed the meeting at 8.45 pm.

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