

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 12 December 2016 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Judith Foot
Nick Owens (Vice Chair)
Victoria Standfast
Ian Weir

In Attendance: Tracy Bates – Deputy Clerk
4 Members of the Public

16/557 APOLOGIES FOR ABSENCE: Cllrs Leslie Campbell, Bill Hatton and Sue Hatton.

16/558 DECLARATIONS OF INTEREST: Cllr Nick Owens declared a personal interest in planning application DM/16/4625 13 Hurst Road, Hassocks and Cllr Victoria Standfast declared a pecuniary interest in the same application.

MINUTES.

16/559 RESOLVED that the minutes of the meeting held on 21 November 2016 as confirmed be signed by the Chairman,

16/560 PUBLIC PARTICIPATION.

Kate Sexton spoke against application DM/16/4165, Land Parcel at The Paddock. A record of Mrs Sexton's objections are attached in Appendix 1.

16/561 APPLICATIONS

DM/16/4625 13 Hurst Road, Hassocks BN6 9NJ.

Cllrs Nick Owens and Victoria Standfast did not participate in the consideration of this application

Demolition of existing workshop and existing attached garage. Construction of a two storey extension to the side elevation to include annex accommodation for dependent relative. Construction of single storey orangery extension to the rear elevation, with single storey to existing utility room.

Response: RECOMMEND APPROVAL.

The Chairman proposed to change the order of the agenda and consider planning application DM/16/4165 next. This was agreed by the Committee.

DM/16/4165 Land Parcel at The Paddock, London Road, Hassocks BN6 9NA. Outline application for the erection of 18 new dwellings with associated access road and landscaping.

Response: RECOMMEND REFUSAL.

This application is contrary to several Policies of the Regulation 16 Submission Version of the Hassocks Neighbourhood Plan.

- The Plan has identified four suitable sites which, along with unidentified 'windfall sites', will deliver the assessed need for housing in Hassocks over the Plan period. Therefore there is no need to release the application site for housing. The proposal is contrary to Policy 13 of the Reg 16 Submission version of Hassocks Neighbourhood Plan.
- The proposed development is contrary to the provision of Policy 1 of the Reg. 16 submission version of the Hassocks Neighbourhood Plan. In that it would compromise the objectives and fundamental integrity of the Hassocks-Burgess Hill Gap.
- The development will remove the existing visual rural separation between Burgess Hill and Hassocks, and detract from the rural nature of the village. Thus extending the visual boundary of the village several hundred metres further north.
- The proposal is contrary to Policy C2 of the Mid Sussex Local Plan as it envisages a new dwelling in the Strategic Gap between Burgess Hill and Hassocks.
- The proposed site of access to and from the outlined development is situated at a particularly hazardous point on an already very busy road.
- The addition of 18 new dwellings will create further traffic heading towards the Stonepound Crossroad Air Quality Management Area. This could potentially result in an increase of queuing at the Crossroads and therefore worsen the air quality relative to the position if the site were to remain undeveloped. The proposal is thus contrary to Policy 7 of the Reg 16 submission version of the Hassocks Neighbourhood Plan.
- The proposed development is sited in adjacent to a well-known flood risk area and adjacent to a location where surface water runs across the road. Additional building in this locality will exacerbate already existing flood risks.

The 4 members of Public left the Council Chambers.

DM/16/2846 58 Parklands Road, Hassocks BN6 8JZ. Proposed three storey end of terrace house to the side of no. 58 in place of an existing garage.

Response: RECOMMEND APPROVAL

DM/16/4381 78 Dale Avenue, Hassocks BN6 8LS. Extension of garage and conversion to usable room.

Response: RECOMMEND APPROVAL

DM/16/4842 75 Dale Avenue, Hassocks BN6 8LR. Construction of pitched dormer roof rear extension with rooms in roof space including front dormer. Side roof gable. Plus side entrance porch.

Response: The Committee was unable to make a recommendation on this application. There were concerns over the lack of information accompanying the application with regard to the impact of this substantial proposed development on neighbouring properties.

DM/16/4870 25 Clayton Avenue, Hassocks BN6 8HD. (T3) reduce lower branch, overhanging no. 27 Clayton, back to trunk (3.5m), and reduce four other overhanging branches by up to 2.5m. (T4) reduce four branches by up to 2m. (T5) reduce by 2.5m. (T6) reduce by 2.5m. (T8, 9 and 10) crown lift to 3m and crown reduction by 2.5m. Christmas tree (T11) fell. (T13), in turning bay, remove three lower branches. Oak (T14) reduce secondary stems of main branch back by up to 3m to suitable growth point.

Response: RECOMMEND APPROVAL.

DM/16/4973 1 Queens Drive, Hassocks BN6 8DF. Oak Tree (T1) and Ash Tree (T2) – Crown reduction by 25% roughly removing 2.5 metres from top and 2 metres from the sides and crown lifting by 3.5 metres.

Response: Awaiting Tree Warden's report.

DM/16/4963 24 Church Mead, Hassocks BN6 8BN. Single storey rear extension with chamfered corners and large sliding patio doors to rear elevation. Flat roof construction with small pitch details to eaves and two large skylights

Response: RECOMMEND APPROVAL

DM/16/4970 12 Chestnut Drive, Hassocks BN6 8FE. Retrospective application for the conversion of the garage into a habitable space.

Response: RECOMMEND REFUSAL. On a narrow road such as this, the elimination of the potential parking space provided by the garage would constitute over development of this property and increase the number of vehicles parked on the road. The additional parking further obstructing the road for users and emergency vehicles.

DM/16/4999 Land rear of 117 Grand Avenue, Hassocks BN6 8DH. Erection of one bungalow in existing curtilage of 117 Grand Avenue, Hassocks.

Response: RECOMMEND REFUSAL. There was unanimous concern that permitting this dwelling could set a precedent for further similar development within the direct locality. This proposed development is considered over-development for this area as it would change its character, thus contrary to Policy 8 the Reg 16 submission version of the Hassocks Neighbourhood Plan. The proposal would also result in the loss of several mature trees should this development be approved.

SDNP/16/05154 Land south of Keymer Road, Ditchling. Change of use to provide one rugby pitch for Ditchling Rugby Club.

Response: RECOMMEND REFUSAL. This proposal is contrary to policies in both Hassocks and the Ditchling, Streat and Westmeston Neighbourhood Plans which aim to preserve the Ditchling-Hassocks Gap. Hassocks Parish Council therefore supports Ditchling, Streat and Westmeston Neighbourhood Plan Group in opposing this application.

16/562 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration

16/563 **DECISION NOTICES**

The following APPROVALS were noted:

DM/16/4678	Courtlands, South Bank, Hassocks
DM/16/4063	New Close Farm, London Road, Hassocks
DM/16/4277	42 Hurst Road, Hassocks, BN6 9NL
DM/16/4290	3 Priory Road, Hassocks, BN6 8PS
DM/16/3999	31 Chestnut Drive, Hassocks BN6 8AZ
DM/16/4191	4 Sycamore Way, Hassocks BN6 8YH
DM/16/4270	37 Windmill Avenue, Hassocks BN6 8LJ
DM/16/4224	3 Oak Tree Drive, Hassocks BN6 8YA
SDNP/16/04612/HOUS	The Springs, Spring Lane, Clayton, BN6 9PN
SDNP/16/04614/FUL	Down Under, Lodge Lane, Hassocks, BN6 8XP

The following Certificate of Lawful Use or Development was granted:

DM/16/4059	New Close Farm, London Road, Hassocks
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16/564 **CORRESPONDENCE**

564.1 Proposed Submission Draft West Sussex Joint Minerals Local Plan – update. To note related correspondence received from West Sussex County Council (WSCC) and South Downs National Park Authority. (Previously circulated). Noted.

564.2 Proposed Warning Sign Adjustments – Hassocks Infants School. To consider any comments Hassocks Parish Council may wish to make regarding proposals received from WSCC regarding adjustments to the current 'School' warning signs. (Previously circulated).

The Deputy Clerk circulated an updated version of amended details regarding the Proposed Warning Sign Adjustments around Hassocks Infants School (Appendix 2)

The Committee were informed that correspondence had been received from the Project Officer at WSCC Highways noting that further to the original correspondence of the 30th November, the Project Officer had been under the misapprehension that the school crossing patrol near to Grand Avenue

was no longer in operation. However having been informed that this was not the case the Officer has offered apologies for any inconvenience and reported that the signing proposals have been amended accordingly.

The Committee considered the amended proposals and concurred with the value of the illuminated signs on Keymer Road either side of Hassocks Infant School. However the question was raised as to why an additional illuminated sign was not to be placed on Grand Avenue on the approach to the junction of Keymer Road and the location of the school crossing patrol. The Committee were not clear as to the value of the additional warning signage to be placed in Chancellors Park.

The Committee also expressed serious concerns about the danger to school children walking to and from all three schools in Hassocks due to inconsiderate parking and driving in Keymer Road and Dale Avenue.

16/565 **Date of Next Meeting.** Tuesday 3 January 2016 at 7.30pm

There being no other business the Chairman closed the meeting at 9.20pm.

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

Planning Minutes 12.12.16

APPENDIX 1

DM/16/4165

I wish to object to the above outline application for the erection of 18 dwellings with associated access road and landscaping. This application goes against the Hassocks Neighbourhood Plan where it is not part of the housing allocation. Sufficient housing for Hassocks has been allocated on the Neighbourhood Plan.

With regard to the strategic gap - at the moment there are a few houses dotted along the outskirts of the village on the London Road heading towards Burgess Hill. The sparseness of development along this stretch of road is an indicator that one has left the village and is within the strategic gap that runs between Hassocks and Burgess Hill. This gap is vitally important to maintain the character of our village and to stop the coalescence of two significant settlements. The nature of this proposed development will change the rural character of this outlying area. Please refer to the Tree Officer's report where he too has grave concerns about the destruction of trees and the character and amenity of this area. He mentions that the trees help with flooding issues and the cleaning of the urban atmospheric environment, which of course, is of particular concern in this area. (8/12/2016)

It should be noted that Burgess Hill Town Council do not appear to have been notified about this proposal (like Hassocks Parish Council, they opposed the development of Friars Oak Fields because that development breached the gap), they should be given an opportunity to comment on this development too.

The Flood Risk Assessment indicates that the houses will not be built on high risk flood zones but in flood zone 1. However, if you look at appendix 5 you will see the extremely close proximity of zones 2 and 3 to this development, in fact the boundary of zone 2 runs along some of the boundary line of the proposed development. Their modelling assumptions appear unrealistic if one compares them to local knowledge and even their 'best case scenario' allows no room for error.

This is a dangerous part of the London Road, the proposed access is at an accident black spot where there have been fatalities – excess speed and visibility are problems that have not been properly addressed. If the 30 mph speed limit is extended north, by default you are extending the village boundary and you will not stop the speeding problems. We do not believe the consequences of this particular action have been properly evaluated.

This proposed development extends further north than the golf course development and is a long distance from all the Hassocks amenities – schools, shops the surgery etc. This proposed development would extend the village boundary considerably north of where it is now.

The NPPF states that where a proposed development site is seen to have risks associated with it that would negatively affect the area, the site should not be recommended for development if there are other available sites that offer the same development potential. The Parish council assisted by consultants and working with residents over many months have addressed these issues in line with the government guidelines and the Hassocks Neighbourhood Plan is the output of all this very informed localism. This should be the basis of future housing allocation in Hassocks.

Kate Sexton

12.12.16