

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 19 September 2016 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs Jane Baker
Leslie Campbell
Nick Owens
Carol Wise

In Attendance: Tracy Bates – Acting Assistant Clerk
7 Members of the Public

APOLOGIES FOR ABSENCE

Cllrs Judith Foot, Sue Hatton, Bill Hatton, Victoria Standfast

DECLARATIONS OF INTEREST. There were no declarations of interest.

MINUTES

16/442 **RESOLVED** that the minutes of the meeting held on 30 August 2016 as confirmed be signed by the Chairman.

PUBLIC PARTICIPATION.

Mr John Clinch, 11 Beresford Court, Park Road, Twickenham spoke against planning application DM/16/3534, 16 Clayton Avenue, Hassocks, Construction of a new 4 bedroom one and a half storey dwelling. Mr Clinch informed the Committee that he was an Architectural Technologist and was representing residents from The Orchard, Hassocks. Mr Clinch expressed concerns over the proposed development on the following four counts:

1. The proposed development is backland development and represents overdevelopment. The proposal is overbearing in bulk, design and density and is contrary to the National Planning Policy Framework.
2. The proposed development will generate an increase in the flow of traffic causing harm to the residents and locality in terms of noise and pollution.
3. The proposed development will cause considerable harm to the visual amenities of the adjoining properties.
4. There are concerns about drainage issues.

Mrs Philippa Ballard, 14 Clayton Avenue, Hassocks also spoke against Planning Application DM/16/3534. Mrs Ballard informed the Committee that the proposed development had been moved nearer to the stream which left more land to the south of the site available for possible further development. Mrs Ballard also referred to the hedge which borders the site and belongs to The Orchards, Mrs Ballard believed that this hedge would be damaged and understood that a Tree Officer had concerns about two trees which might also be at risk if the proposed development were approved.

Mr Bob Brewer, 7 Bankside, Hassocks informed the Committee that he was representing the Friars Oak Fields Residents Association (FOFRA) and wished to speak against application DM/16/3730 Diversion of Public Footpath ref 5K. Land East of London Road, Hassocks. Mr Brewer supplied the Committee with a document listing the main concerns of FOFRA over this application. (Appendix 1). Mr Brewer wished to confirm that the Parish Council were working with the latest map of the application as this was not initially available online on the Mid Sussex District Council (MSDC) Planning Portal. This was confirmed by Cllr Leslie Campbell. In addition to the points raised in Appendix 1, Mr Brewer also stated that the proposed new footpath route increases the distance for residents who wish to walk into the village via this footpath. For the Committee's information Mr Brewer provided copies of correspondence from Fiona Bishop, Senior Drainage Engineer for MSDC requesting additional information from Rydon regarding the modelling carried out by their engineers (as noted in Appendix 1), and a copy of a letter sent to the Case Officer at MSDC on behalf of FOFRA against the proposal. Mr Brewer was informed that these documents would be kept on file with the application.

APPLICATIONS

DM/16/3534 Rear Garden of 16 Clayton Avenue, Hassocks BN6 8HD. Construction of a new 4 bedroom one and a half storey dwelling. Response: Recommend Refusal.

1. The access road to the new development is through the narrow gap between Nos 16 and 18 Clayton Avenue. It is very close to No 16 and would be detrimental to the quality of the environment of this dwelling.
2. The proposed development is undesirable backland development which would reduce the high quality of the open area south of Clayton Avenue.
3. The proposal would set a precedent for further development in the back gardens of the adjoining properties to the west of the site to the further deterioration of the quality of the local environment.
4. The proposal spans an area subject to flooding and would exacerbate existing land drainage problems in the area.
5. The proposal would have a detrimental effect on the amenities of the Orchards in that it would cause damage to the attractive hedge between the site and the Orchards.
6. The proposal represents overdevelopment of the site.

DM/16/3730 Land East of, London Road, Hassocks. Diversion of public footpath ref: 5k on the definitive map. Proposal is for stopping up of appeal, 73.0m (orange dash) of the path (5k) and diverting it around a proposed flood compensation area. The diverted section will be approximately 195.0m in length (yellow line). Response: Recommend Refusal.

1. This locality has been designated as Local Green Space in the Hassocks Neighbourhood Plan Regulation 16 Submission Version. The proposal is interdependent with the application for development on this land, and the Committee considers that diverting the footpath would be contrary to Policy 3 of the Submission Neighbourhood Plan.
2. Furthermore, the proposed diversion takes a section of the footpath away from the existing rural route (which is a continuation of the footpath on the

other side of London Road) and relocates it through the nearby housing estate. This changes the character of the footpath and is not something the Parish Council would welcome.

3. The ongoing and unresolved concerns regarding drainage and flooding in this locality add to concerns as to the appropriateness of the proposed diversion.

DM/16/3491 12 Highlands Close, Hassocks BN6 8LD. Proposed rear extension and loft conversion. Response: Recommend Approval.

DM/16/3537 Chanworth, London Road, Hassocks BN6 9NY. Replacement of existing garage by single storey side extension. Response: Recommend Approval

DM/16/3539 Keymer Stores, 103A Keymer Road, Hassocks BN6 8QL. Change of use of ground floor shop(Class A1) to offices (Class B1). New shop front, including ramped access to front door. Widening of existing rear extension. Response: Recommend Approval.

DM/16/3543 21 Hurst Road, Hassocks BN6 9NJ. Proposed single storey rear extension with balcony at first floor level. Response: Recommend Approval.

DM/16/3656 Aadastra Park, Keymer Road, Hassocks BN6 8QH. Lifting the canopy of Sycamore T1 and Maple T2 by up to 3 metres and thinning by 15%. Response: Noted.

DM/16/3621 31 Grand Avenue, Hassocks BN6 8DE. Proposed new porch, replace rear extension with first floor rear and side extension over garage. Response: Recommend Approval.

DM/16/3713 Land Parcel at 531534 116210, Sweetlands, Hassocks. Cedar T1 remove lowest limb overhanging the drive/road. Response: Awaiting Tree Warden's response.

DM/16/3726 20 Brook Avenue, Hassocks BN6 8LG. Proposed three bedroom dwelling to side of existing and subsequent subdivision of the site into two properties. Response: Recommend Approval.

DM/16/3732 66 Friars Oak Road, Hassocks, BN6 8PY. Alder in the garden of 64, reduce 2 large branches overhanging 66 by up to 2 metres. Response: Awaiting Tree Warden's response.

DM/16/3791 33 and 35 Clayton Avenue, Hassocks BN6 8HD. (T1) Corsican Pine remove 3 lowest limbs. (T2) Corsican Pine – remove split limb, minor limb above and limb overhanging footpath. Response: Awaiting Tree Warden's response.

DM/16/3616 69 Grand Avenue, Hassocks BN6 8DD. Retrospective application for an extended rear patio raised terrace. Response: Recommend Approval.

DM/16/3841 17 The Crescent, Hassocks BN6 8RB. Fell T1 and T2 Conifers and a Fulse Acacia T3. Response: Awaiting Tree Warden's response.

SDNP/16/03753/FUL & SDNP/16/30753/LIS Oldlands Mill, Oldlands Lane, Hassocks, BN6 8ND. Continuation of use of existing porta cabin for a further three years. Response: Recommend Approval.

WSCC/054/16/HA Downlands Community School, Dale Avenue, Hassocks BN6 8LP. Partial demolition of the existing school building to

allow the construction of a new three storey teaching block to provide a music suite and 10No.classrooms and an extension to provide new circulation and teaching support areas. Further extension work to provide a new SEN area as well as new changing rooms and a new dance studio. (Full details of this application can be viewed online at www.westsussex.gov.uk/planning).
Response: Recommend Approval.

16/443 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

DECISION NOTICES

The following APPROVALS were noted:

DM/16/2722	90 Grand Avenue, Hassocks
DM/16/2950	11 Bonny Wood Road, Hassocks
DM/16/2869	53 Mackie Avenue, Hassocks
DM/16/3044	15 Bonny Wood Road, Hassocks
DM/16/3195	11 Clayton Avenue, Hassocks
DM/16/3042	90 Friars Oak Road, Hassocks
DM/15/3309	CCHF, Stafford House, Hassocks
DM/16/3371	Clevelands, 18 Lodge Lane, Hassocks

The following REFUSALS were noted:

DM/16/2952	Rose Court, North Bank, Hassocks
DM/162678	65 Chestnut Drive, Hassocks

The following CERTIFICATES OF LAWFUL USE OR DEVELOPMENT were noted:

DM/16/2919	4 Manor Avenue, Hassocks
DM/16/3017	23 Woodslan Road, Hassocks

The following GENERAL PERMITTED DEVELOPMENT was noted:

DM/16/3352	2 Ann Close, Hassocks.
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Date of Next Meeting. Monday 10 October 2016 at 7.30pm

There being no other business the Chairman closed the meeting at 9.10 pm

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



19th September 2016.

**Hassocks Parish Council's Planning Meeting at 7.30 pm on Monday
19th September 2016.**

Diversion of public footpath Planning Application DM/16/3730.

- 1) Make FOFRA case which is currently the Inter-dependency statement. DM/15/0626 – 130 houses on Friars Oak Fields.
- 2) I would like to confirm that the Parish Council are working with the latest map due to recent planning portal updates by MSDC.
- 3) Inform them that the correct maps have only been made available following several emails, phone calls and visits to MSDC office.
- 4) Not all affected properties adjacent to the footpath have received a letter from MSDC advising them of their right to object to application DM/16/3730, 43 Shepherds Walk and 8 Bankside for example.
- 5) The proposed new southern footpath and new stile location indicated in green are still potential candidates for flooding in the winter be it via run-off or the out-of-bank stream.
- 6) Fiona Bishop, MSCD Drainage Engineer has requested additional information from Rydons dated 15th September 2016. She is not satisfied that modelling carried out by their engineers represents the flooding already experienced upstream from the site and is still objecting to the development.

Bob Brewer

Friars Oak Fields Residents Association.

