

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 6 June 2016 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs Jane Baker
Judith Foot
Bill Hatton
Sue Hatton
Nick Owens
Victoria Standfast
Carol Wise

In Attendance: Jo Whitcombe – Parish Clerk
4 Members of the Public

APOLOGIES FOR ABSENCE

Cllr Leslie Campbell - unwell

Cllr Nick Owens advised that he could not be present for the start of the meeting. Therefore Cllr Judith Foot nominated Cllr Bill Hatton to chair the meeting which was seconded by Cllr Jane Baker.

DECLARATIONS OF INTEREST

Cllr Victoria Standfast declared an interest in item 5.1.

MINUTES

16/333 **RESOLVED** that the minutes of the meeting held on 16 May 2016 as confirmed be signed by the Chairman.

PUBLIC PARTICIPATION

Mr Chris Beaver, Director, Planning Sphere Ltd and Agent for Hassocks Golf Club, spoke regarding agenda item 5.1 – DM/16/1775. A copy of his notes are attached as Appendix 1.

Mr David Martin spoke regarding agenda item 5.2 – DM/16/0553. He lives adjacent to the eastern end of the tennis club and has strong concerns regarding this application for new lights. He raised a number of concerns as if this application was approved would increase the usage on the courts which would contribute to noise levels. It would also increase the amount of 'traffic' to the club and there are issues regarding the condition of the access road.

He asked whether a compromise could be reached. Could two courts only have flood lights and review over a period of time? He also asked whether noise levels of players, when leaving the facility, could be monitored.

He did not think that other adjacent neighbours had sufficient time to respond to this application and requested adequate screening to be planted between the club and residential properties.

APPLICATIONS

DM/16/1775 Hassocks Golf Club, London Road, Hassocks BN6 9NA. Comprehensive redevelopment: comprising up to 130 residential units; replacement golf clubhouse; new driving range; new golf holes; new maintenance store; strategic landscaping; and associated drainage and access works.

Response: Recommend Approval.

The Committee noted that this application is broadly in accordance with Policy 14 of the Hassocks Neighbourhood Plan Regulation 14 Pre-Submission Draft. The Committee requested that the permission should be subject to conditions reflecting the requirements of Policy 14. That is to say in accordance with a Master Plan to be approved by the Local Planning Authority where proposals:

- Do not extend residential development in to the Burgess Hill Gap (Policy 1) as identified on the Proposals Map;
- Do not extend residential development into the Ditchling Gap and Hurstpierpoint Gap (Policy 2) as identified on the Proposals Map;
- Protect the existing Ancient Woodland;
- Allow for the retention of existing mature trees and hedges;
- Protect and do not adversely affect heritage assets, including Friars Oak Cottage and its setting;
- Provide a suitable mix of dwelling types and sizes to meet the needs of current and future households;
- Protect the amenity of existing residential properties bordering the site;
- Provide a mix of high quality formal and informal open space to meet the needs generated by the occupiers of the development;
- Provide land to the west of Belmont Recreation Ground for formal/informal open space;
- Provide suitable access and parking;
- Provide a 9 hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking on land surrounding the housing allocations; and
- Ensure the golf course and associated infrastructure are to be owned by the Parish Council or other specially created trust.
- Have a financial fund to provide for the maintenance of the public open space for not less than 20 years.

5.2 DM/16/0553 Weald Lawn Tennis & Squash Rackets Club, South Bank, Hassocks BN6 8JP. Installation of floodlights to illuminate four tennis courts. Install 15 6.7m high columns with 24 luminaries. Additional technical information received 10

May 2016 regarding the proposed lighting and additional plan received showing site screening.

Response: Recommend Approval.

The Committee felt that they could not reverse their previous recommendation but did agree that a more appropriate form of screening should be planted of a mature nature between the tennis club and residential area.

5.3 DM/16/1844 8 Ravenswood, Hassocks, BN6 8PB. Construction of single storey rear extension.

Response: Recommend Approval.

5.4 DM/16/1952 32 Church Mead, Hassocks, BN6 8BN. Extension to front of property.

Response: Recommend Approval.

5.5 DM/16/1969 53 Mackie Avenue, Hassocks, BN6 8NJ. Ground floor rear extension.

Response: Recommend Approval.

Cllr Nick Owens entered the room at 8.25pm.

5.6 DM/16/1979 1 Willowbrook Way, Hassocks, BN6 8LB. Extensions to lower ground floor and first floor, and renewal of whole house façade materials.

Response: Recommend Refusal.

This application is contrary to Policy 8: Character and Design, of the Draft Hassocks Neighbourhood Plan, is an un-neighbourly development and dominates the properties to the south of its location. This application is also not in line with policies B1A, H9 and B1D of the Mid Sussex Local Plan which has currently been submitted for consideration. This application is not in line with the Village Design Statement.

5.7 DM/16/1029 13 Hassocks Close, Hassocks, BN6 8FD. Loft extension with front velux windows and rear dormer, single storey rear extension and garage conversion (Amended description and plans dated 20 May 2016).

Response: Recommend Approval.

5.8 DM/16/2094 17 Downs View Road, Hassocks, BN6 8HJ. Two storey rear and part first floor side extension and front porch.

Response: Recommend Approval.

5.9 DM/16/2129 25 Ockley Way, Hassocks, BN6 8NE. Provision of 1no. Detached 3-bed dwelling with parking following demolition of existing garage and side extension.

Response: Recommend Refusal.

This is an over development of the site and contrary to Policy 8: Character and Design, of the Hassocks Draft Neighbourhood Plan Regulation 14 Pre Submission Consultation. It will have an adverse effect on the adjoining property in Sweetlands.

16/334 **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/16/1020 St Francis of Assisi Church, Priory Road, Hassocks
- DM/16/1343 2 Grand Avenue, Hassocks BN6 8DA
- DM/16/1603 18 Orchard Lane, Hassocks BN6 8QF
- DM/16/1758 14 Orchard Lane, Hassocks BN6 8QF
- DM/16/1286 Penlee, 52 Hurst Road, Hassocks
- SDNP/16/01613/HOUS The Beeches, Underhill Lane, Clayton

The following REFUSAL was noted:

- DM/15/4721 1 Willowbrook Way, Hassocks BN6 8LB

The following Application for Determination for Change of Use Response was noted: DM/16/1087. However this decision caused the Planning Committee great concern as Members felt this was an incorrect interpretation of Class Q, Part 3 of the General Development Order (GDO).

16/335 **RESOLVED** to write to Mid Sussex District Council asking for a review on this decision as a matter of urgency as in the Committee’s opinion there is confusion between an Application for Planning Permission and a Determination under the 2015 GDO.

CORRESPONDENCE. A letter to Mid Sussex District Council from Burgess Hill Town Council regarding application DM/15/0626 Land to the Rear of Friars Oak, Hassocks was noted.

16/336 **RESOLVED** to write to Mid Sussex District Council to advise that the comments of the Burgess Hill Town Council Planning Committee were incorrect as this site was not included in the DRAFT Hassocks Neighbourhood Plan as is not suitable for development.

Date of Next Meeting. Monday 27 June 2016 at 7.30pm

There being no other business the Chairman closed the meeting at 9.25 pm.

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

Notes for Hassocks Parish Council Meeting – 6th June 2016

Background to the application

HGC is a loss making business which has only been sustained through direct subsidy from the owners.

An initial feasibility study was undertaken in 2013/4 that looked at the possibility of creatively using residential development with open space on part of the site to cross subsidise the redevelopment of the golf club to a 9 hole course with driving range plus a new club house.

HGC appointed a professional team to undertake technical studies and develop a long term vision for the site.

Community engagement and design development timeline

The design process has been iterative around the following timeline:

- Initial feasibility study and advice – 2013/4
- 1st pre-app enquiry – April 2014
- Technical studies – June 2014 onwards
- Member consultation – October 2014
- Public Comms Event – Nov 2014
- NPWG Engagement – iterative from October 2014 onwards
- Attendance of 2 NPWG comms events – Jan and June 2015
- Community information leaflet – June 2015
- School land feasibility study – from June 2015 onwards
- Allocation in draft Reg 14 NP – October 2015
- Second pre-app enquiry – November 2015
- Respond to NP draft Reg 14 NP – Feb 2016
- Application submission – April 2016
- Allocation to be confirmed in next iteration of the NP

The key benefits of the application

- Formation of new viable 9-hole golf course and safeguarding of the existing 21 jobs
- Creation of additional local employment opportunities during construction and the post development period, including new employment opportunities in the golf business
- Safeguarding a significant existing leisure facility in Hassocks as a high quality golf course which will make it one of the leading 9-hole courses within the wider region.
- A new golf driving range and golf practice area
- A new bespoke and multi-functional Golf Clubhouse (with integrated driving range) in an attractive landscaped setting which will be available for non-golf functions as a high quality destination / venue in its own right.
- A mixed tenure housing scheme of up to 130 homes (including new affordable homes)
- New areas of public open space as part of a comprehensive landscaping scheme which will also enhance biodiversity.
- Formation of a gateway to Hassocks on London Road through public realm enhancement around the access.
- Sustainable drainage scheme and new footpath and cycle links
- A 2.3ha site available to accommodate a new primary school should it be needed in the future.
- Freehold transfer of the Golf Club land to the Parish Council (or MSDC) to safeguard the land for future generations.