

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 5 March 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Leslie Campbell, Bill Hatton and Victoria Standfast (Vice Chair)

Deputy Clerk: Tracy Bates

P17/150 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Judith Foot and Nick Owens.

P17/151 DECLARATIONS OF INTEREST. There were no declarations of interest.

P17/152 MINUTES.

RESOLVED that the minutes of the meeting held on 12 February 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

P17/153 PUBLIC PARTICIPATION.

P17/154 APPLICATIONS

DM/17/4307 Land West Of London Road Hassocks West Sussex. Erection of 130 dwellings (including 30% affordable housing provision), new vehicular access onto London Road (A273), associated landscaping, car parking, open space, pedestrian link to adjacent, existing recreation ground to the north and infiltration basins. Amended plans received 12th February showing a revised layout and amended elevations to proposed dwellings. Response: RECOMMEND REFUSAL.

1. In addition to the comments made by Hassocks Parish Council previously to this application, the Parish Council believes that despite the amendments, there has not been an improvement in the layout of the site, and that the layout continues to be unneighbourly to the existing residents along London Road.

2. Mid Sussex District Council ("MSDC") can already in practical terms point to a five year housing supply, it has been reported in the minutes of MSDC Planning Committee B on 31st August 2017, that MSDC councillors understand that the Planning Inspector Mr Jonathan Bore has verbally confirmed this to be so; and, because since 1st April 2017, the Council estimates there have been a net 321 additions to the 5 year housing land supply and on no basis at 1st April was there a deficit greater than 208. Therefore, no deficit to the 5 year housing land supply remains. As MSDC has a 5-year housing land supply then there is no presumption in favour of development, and each application should be considered on its merits.

3. Hassocks Parish Council considers that MSDC has no legal basis for increasing the allocation of houses on this site. The Secretary of State has approved 97 houses as a resolution to a protracted wrangle between developers and the local community. MSDC's preferred strategy in its Modification MM11 to the District Plan is to impose a site of 500 houses. MSDC has not opted to increase allocations on the edge of settlements by a maximum of 10 or even 25 homes. Therefore the applicant's proposal for 130 homes instead of 97 is not consistent with the District plan, nor with the proposed modifications to the District Plan nor with Hassocks' Regulation 16 Submission Draft Neighbourhood Plan – all of which individually and collectively carry some weight and must therefore be taken into account: The objectively assessed need of Hassocks as set out in the Neighbourhood Plan has been satisfied by other planning approvals and other sites allocated for housing in the Hassocks Parish, and therefore there is no need for and no justification to approve this present application.

4. The Parish Council understand that the applicants were advised to increase the number of dwellings from the permitted 97 to 130 in order to optimise the potential of this site to comply with Modification Policy DP24 Character and Design. Whilst the Parish Council accept that DP24 does contain this provision it would point out that it is just one (the last) of eleven criteria which cover all aspects of the design of new development and its relationship to adjoining development and surroundings. It is a design policy which aims to ensure that development respects and enhances its surroundings. It is not a Trojan Horse Density Policy. It would appear to the Parish Council that one criterion has been over-emphasised at the expense of all the others. This approach has produced a most unsatisfactory development proposal which, if accepted, would set a precedent for similar overdevelopments elsewhere in Hassocks and throughout Mid Sussex.

5. The addition of 33 properties on this site, represents overdevelopment and the creation of a high density hard urban estate, which is completely unsuitable for the area. The site is an edge of settlement location for which a lesser housing density is suitable, as set out in the Regulation 16, Hassocks Neighbourhood Plan. The application is particularly unneighbourly to 1, Stonepound Court and totally dominates both sides of this property. On both of these points the application is contrary to Policy DP24, Character and Design, of the draft District Plan and Policy 8, Character and Design, of the Regulation 16, Hassocks Neighbourhood Plan.

6. Traffic is a very real problem on London Road. Despite the submitted traffic surveys, it is known that the increase in vehicles entering and exiting the site will have a negative impact on the volume and movement of traffic on London Road. Air Quality also continues to be a problem on London Road. The developer notes that the proposal would increase the number of vehicles flowing through Stonepound Crossroad, thereby adding to air pollution in this AQMA. The fact that the increase may be small, does not itself mean that MSDC has a right to approve the application, when its legal

duty is to decrease air pollution in any AQMA in the District. As MSDC is in control of the source of further pollution it has a duty to act so as not to increase that pollution, by refusing this application.

7. The proposed development fails to respect and protect the Ancient Hedgerow on the site (see Mr Ian Tovey's representation letter received by MSDC on 10/11/2017, pdf ref 00543462):

- A footpath is proposed through a protected Ancient Hedgerow, recorded in the Domesday Book. The footpath should not be allowed as it will damage the hedgerow.
- Oak tree T28 in the same Ancient Hedgerow, is subject to a tree preservation order. The applicant's proposals under-report the size of the tree so that an access road can be driven through around this tree. This will significantly damage the tree roots and could cause the tree to die. Accordingly the access road should not be allowed. This does mean that the applicant has no access to the northern end of the proposed site because there is insufficient space for it.
- The access road along the hedgerow generally encroaches to a greater extent than was allowed under the original approved plan for 97 houses. The access should encroach on the trees no more than did the original 97-houses application.

8. The access road on the site appears on the developer's own plans to be too narrow for two cars to pass.

9. Several of the properties on London Road have rights of way (easements) across the fields west of London Road, as noted in Mr Ian Credland's response to this application dated 28 October 2017. Because of these easements the previous application for 97 houses left an access road along the eastern site of the fields. This has not been done in this new application for 130 houses, which means that the access rights of the existing London Road residents are failing to be respected and upheld and the present application cannot proceed as it stands. It is also further evidence of the overbearing impact of the proposed development on these existing London Road properties.

10. Drainage: The plans do not indicate the French ditches which the Drainage Officer has previously indicated are necessary to the rear of the properties on London Road. Accordingly the plan would increase flooding to the houses on London Road and is not acceptable.

DM/18/0654 Flat 1, Orchard House, 2 Orchard Lane, Hassocks, BN6 8QF. 1 X 10cm diameter limb at 8.5m heading east - Prune back to main stem 1 X 16cm diameter limb at 9.5 heading south east - Remove Subordinate branches drooping towards gutter / prune away from adjacent structure to achieve 1.5m metre clearance. 1 X 14cm diameter limb at 6.5m heading north - Prune back to main stem / Remove 1 X 5cm subordinate limb

at 1m from branch attachment point / Crown thin by 20%. Response: Awaiting Tree Warden's report.

DM/18/0658 1 Park Avenue, Hassocks, BN6 8LT. Demolition of existing ground floor rear extension (single storey), to be replaced with new larger ground floor rear extension. New paved patio and steps down to rear lawned garden. Response: RECOMMEND APPROVAL

DM/18/0820 The Old Manor House, 102 Keymer Road, Hassocks. T1 Beech – reduce by 2m all over. Response: Awaiting Tree Warden's report.

P17/155 DECISION NOTICES

The following APPROVALS were noted:

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| DM/17/4494 | 4 The Bourne, Hassocks, BN6 8EF |
| DM/17/5146 | 84 Grand Avenue, Hassocks, BN6 8DD |
| DM/17/3735 | Land East of Weald House, Ockley Lane, Hassocks |
| DM/18/0360 | 17 Adastra Avenue, Hassocks, BN6 8DP |
| SDNP/17/06493/LIS | Clayton Castle, Underhill Lane, Clayton, Hassocks BN6 9PJ. |

The following REFUSAL was noted:

DM/18/0450 Millway Cottage, Ockley Lane, Hassocks

The following Application Withdrawals were noted:

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| DM/17/5231 | 8 Ockley Cottages, Ockley Lane, Hassocks |
| DM/17/5225 | Tudor Cottage, Belmont Lane, Hurstpierpoint, Hassocks |

The following Adjoining Authority Consultation was noted:

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| SDNP/18/00064/ADJAUT | Sussex Lantern, Southdown Farm, Lodge Lane, Hassocks. |
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P17/156 NEW STREET NAME. 91 Keymer Road, Hassocks. The existing property Stafford House, 91 Keymer Road is to be converted into flats and additional housing to be built around it. The development will create one new street for which the developer has proposed the name 'Barnett Close.' This name has been proposed after the founder of the charity CCHF All About Kids, which has been based at Stafford House during the last few years.

The Street Naming Officer at Mid Sussex District Council has invited Members to consider the street name proposed by the developer, along with any other suggestions the Committee may have.

Members agreed that it would be appropriate to include a link to the Stafford Family in the new road name and various options were considered. After some discussion, the name Ewart Close was agreed upon. Frederick John Ewart Stafford, known as Ewart, was Edward Stafford's eldest son. Ewart

was killed in the First World War, and the Garden of Remembrance in Adastra Park was built by Edward Stafford to commemorate his son and other comrades from the village.

P17/157 It was AGREED that Hassocks Parish Council would propose the street name 'Ewart Close' for the new development at 91 Keymer Road in preference to the developer's proposal of 'Barnett Close'.

P17/158 **URGENT MATTERS** at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

P17/159 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P17/160 **DATE OF NEXT MEETING:** Monday 26 March 2018 at 7.30 pm

There being no other business the Chairman closed the meeting at 8.15 pm

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