

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 30 July 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Judith Foot, Nick Owens and Victoria Standfast.

In Attendance: Deputy Clerk: Tracy Bates

P18/34 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Leslie Campbell, Bill Hatton and Mark Higgins.

P18/35 DECLARATIONS OF INTEREST. There were no declarations of interest.

P18/36 MINUTES.

RESOLVED that the minutes of the meeting held on 9 July 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

P18/37 PUBLIC PARTICIPATION. There were no members of the public present.

P18/38 The Chair proposed noting the Decision Notices at this point in the Agenda. He suggested that a specific decision to be noted may be relevant to Application DM/18/2616, Hassocks Golf Club which is to be considered in this meeting. All Members agreed to the change in order.

P18/39 DECISION NOTICES

The following APPROVALS were noted:

DM/18/2295	27 Clayton Avenue, Hassocks, BN6 8HD
DM/18/1998	Lower Sands, Sandy Lane, Hassocks
DM/18/1934	20 Ockley Lane, Hassocks, BN6 8BB
DM/18/2462	4 Little Copse Road, Hassocks, BN6 8PG
SDNP/18/00714/HOUS	Halfway, Ditchling Road, Clayton
DM/17/4307	Land West of London Road, Hassocks

The following REFUSALS were noted:

DM/18/2028	The Orchard, Ockley Lane, Hassocks
DM/18/0010	Land at Grid Reference 529886 115629, Hurst Road, Hassocks

This application was an outline application for 25 houses and was refused by Mid Sussex District Council for a selection of reasons (Appendix A). The Chair asked Members to consider the relevance of these reasons when considering Application DM/18/2616 Hassocks Golf Club.

The following notification of GENERAL PERMITTED DEVELOPMENT was noted:

DM/18/2527 16 Manor Avenue, Hassocks, BN6 8NG

The following Certificate of Lawful use or Development (proposed) was noted:

DM/18/2352 121 Grand Avenue, Hassocks, BN6 8DH
DM/18/2316 50 Church Mead, Hassocks, BN6 8BW

P18/40 APPLICATIONS

DM/18/2616 Hassocks Golf Club, London Road, Hassocks, BN6 9NA. Comprehensive redevelopment of the site comprising of 165 residential units (Use Class C3), landscaping, car parking and associated drainage and access works.

This application was discussed in depth. The Committee welcomed the increase in two bedroomed dwellings, however were unhappy about the proposed overall increase in the number of properties on the site. After much consideration a vote was taken as to whether to recommend the application for refusal or approval. Two members voted in favour and two voted against, the Chairman used his casting vote. The decision was therefore to recommend refusal for this application.

Response: RECOMMEND REFUSAL.

The Parish Council welcomes the recognition of the need to provide more two bedroomed dwellings. However given that Mid Sussex District Council has identified a five year housing supply, the Parish Council understands from the National Planning Policy Framework (NPPF) that under these circumstances there is no presumption in favour of development, therefore the application can only be considered on its merits. When determining "merits", HPC and MSDC should be weighing up this application in comparison with the existing approval on the same site for 130 homes. The following considerations are relevant:

1. Hassocks has met its commitments in the supply of land and housing for the full plan period therefore in planning terms the additional 35 dwellings on this site are not required to satisfy

housing need – the housing needs are already met. Therefore the additional houses do not add merit.

2. In comparison to the previous application there is a net loss of 3 houses designated as social housing.
3. There is an increase in intermediate housing, from 0 to 11 homes. On balance Councillors valued this less than the social housing it replaces.
4. The additional dwellings will result in an increase in vehicles: the number of parking spaces proposed increases from an undisclosed number to 414 (2.5 per home), which if in proportion to the number of houses would be a 27% increase, which will in turn generate further traffic on London Road of which a significant proportion will pass through Stonepound Crossroads, an AQMA that MSDC has a duty in law to alleviate. (The original 1996 application was on the basis that the Ham Fields development was not a committed development: this basis is now incorrect: this application would need to be properly reassessed as regards its impact on the AQMA)

Therefore, on balance and by application of the Chairman's casting vote, Hassocks Planning Committee voted to recommend refusal of this scheme, in favour of the existing approved application.

DM/18/2901 Land West of London Road Hassocks West Sussex.

Public Footpath (FP10C) be stopped up and in substitution, alternate public footpath detailed in Appendix 1 be created. Proposed footpath will maintain existing start and end positions of FP10C. 70m of existing footpath will be affected, new route to pass through the new residential development (DM/17/4307), a short section through public open space. Where footpath runs through development, it will be tarmacked to match other pedestrian footpaths with a width of 1 meter. Where footpath is in open space it will be maintained mown grass paths encompassed by long grassland.

Response: RECOMMEND APPROVAL. Hassocks Parish Council approves the proposed diversion of the existing footpath, however it is felt that this should have been applied for prior to commencing any work.

The Parish Council would also like to raise concerns over the temporary diversion which has been put in place and would appreciate it if the following matters are addressed:

- The existing footpath was closed without any notice or permission.
- A temporary footpath has been created without a formal application or notice.
- The temporary footpath is considered to be below an acceptable standard. It is obstructed by overgrown vegetation and is overly narrow.

DM/18/2736 8 Orchard Lane, Hassocks, BN6 8QF. T1 Beech - reduce crown by up to 2m and thin crown by approx. 15%. T2 Sycamore - reduce crown by up to 2m and reduce overhang to building. Response: RECOMMEND APPROVAL.

DM/18/2499 19 Downs View Road, Hassocks, BN6 8HJ. Replacement of existing garage with single storey side extension. Response: RECOMMEND APPROVAL.

DM/18/2752 Stafford House Development Site 91 Keymer Road, Hassocks, BN6 8QJ. Weeping Ash (T16) – Fell. Response: RECOMMEND APPROVAL

DM/18/2677 31 Semley Road, Hassocks, BN6 8PD. Two storey side extension to existing dwelling. Response: RECOMMEND APPROVAL

DM/18/2073 31 Bonny Wood Road, Hassocks, BN6 8HP. Demolition of existing garage and erection of garden room. Response: RECOMMEND APPROVAL.

P18/41 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration

P18/42 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

P18/43 **DATE OF NEXT MEETING** Monday 20 August at 7.30 pm

There being no other business the Chair closed the meeting at 8.10pm.

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