

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 1 October 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Leslie Campbell, Judith Foot, Bill Hatton, Mark Higgins and Nick Owens.

In Attendance: Deputy Clerk: Tracy Bates
1 Member of the Public

P18/66 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllr Jane Baker and Victoria Standfast.

P18/67 DECLARATIONS OF INTEREST. There were no declarations of interest.

P18/68 MINUTES.

RESOLVED that the minutes of the meeting held on 10 September 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

P18/69 PUBLIC PARTICIPATION. Mr Benham from Dale Avenue spoke in opposition to Application SDNP/18/03629/OUT Land at Southdowns Farm, Lodge Lane, Hassocks BN6 8LX. He asked the Committee to note that there had been many responses submitted to the South Downs National Park Authority (SDNPA) against this application and he, along with others also raised concerns about who the landowner might be. Mr Benham stated that Lodge Lane is already a very busy road and will become increasingly busy once the proposed additional 500 houses are built adjacent to Ockley Lane. To build further dwellings off Lodge Lane would be dangerous and only add to the already increasing traffic. Mr Benham also raised concerns about how the infrastructure of the village would cope with further houses. Mr Benham encouraged the Committee to consider all aspects of this application in detail and with care. He also stressed that the village has already lost so much land to development. Mr Benham concluded by urging the Committee to recommend the application for refusal on all of the grounds listed above.

P18/70 The Chairman proposed considering Application SDNP/18/03629/OUT Land at Southdowns Farm, Lodge Lane, Hassocks BN6 8LX first. This was unanimously agreed by the Committee.

P18/71 APPLICATIONS

SDNP/18/03629/OUT Land at Southdowns Farm, Lodge Lane, Hassocks BN6 8LX. Proposed 10 No. new dwellings comprised of 6 No.2 bed semi-detached house and 4 No. 1 bed apartments. Response: RECOMMEND REFUSAL. There is no requirement for additional

housing in Hassocks as the MSDC District Plan housing numbers have been met through other allocations and the SDNPA has not expressed any need in the village. Lodge Lane itself is not a desirable location for additional dwellings, it is already a busy road, and will be considerably affected by an additional burden of increased traffic from the MSDC strategic site allocation of 500 houses.

This is a sensitive site in the South Downs National Park and would be clearly visible from the South Downs. This site was considered and excluded in the Hassocks Neighbourhood Plan site selection process, and the proposed development is contrary to Policy 5: South Downs National Park and Policy 8: Character and Design of the Regulation 16 Hassocks Neighbourhood Plan.

DM/18/3558 21 Hurst Road Hassocks BN6 9NJ. Proposed two storey side extension and new front porch. Response: RECOMMEND APPROVAL.

DM/18/3483 Land West Of London Road, Hassocks. Erection of a Temporary Sales Area. Response: RECOMMEND APPROVAL.

DM/18/3745 Land West Of London Road Hassocks West Sussex. Variation of condition 3 of application DM/17/4307, to allow toucan crossing to be implemented by 28 February 2019 in accordance with drawing 6840/1011 rev F. Response: RECOMMEND REFUSAL. There is no reason for this condition to have any variation. The Condition clearly states that *'Before any operations are commenced on site the proposed vehicular access to London Road (to include provision of a Toucan pedestrian crossing) shall be constructed and provided with visibility zones in accordance with the details of a scheme to be submitted to and approved in writing by the local planning authority.'* Therefore the Committee strongly requests that the Toucan pedestrian crossing is installed as soon as is possible. The Committee would also like to query the necessity of the installation of a lay-by in Stanford Avenue for a service vehicle.

DM/18/3754 Land West Of London Road London Road Hassocks. Variation of condition 20 relating to planning application DM/17/4307. RECOMMEND APPROVAL.

DM/18/3584 85 Mackie Avenue, Hassocks BN6 8NJ. To erect and install a 7.45m wide by 3.36m single storey glass roof veranda onto the rear elevation. Response: RECOMMEND APPROVAL

DM/18/3693 Friars Oak, London Road, Hassocks BN6 9NA. Proposed new signage for Pub. Response: RECOMMEND APPROVAL

DM/18/3816 2 Pound Gate Hassocks West Sussex BN6 9LU. T1 Yew – Fell. Response: Awaiting Tree Warden's Response.

DM/18/3851 20 Ockley Lane, Hassocks BN6 8BB. Ground floor rear flat roof extension (LDC). Response: NOTED

DM/18/0581 Mill Nursery, London Road, Hassocks, BN6 9NB. Demolition of existing glasshouses, bungalow and outbuildings and erection of 4no. five bedroom, dwellings. (additional ecology survey received 20/9). Response: RECOMMEND REFUSAL. The proposed application would be located within the Burgess Hill gap as defined in Policy 1 of the Regulation 16 Hassocks Neighbourhood Plan. Furthermore this application is for the replacement of one dwelling, previously associated with a rural business, with four new dwellings to create a small development within the countryside. Therefore it is considered by the Parish Council that this proposal is contrary to Policy 1 of the Regulation 16 Hassocks Neighbourhood Plan – Burgess Hill Gap, and Policies DP12 Protection and Enhancement of Countryside, and DP13 Preventing Coalescence, of the District Plan

DM/18/3833 97 Dale Avenue, Hassocks, BN6 8LR. Rear Ground and First Floor Extension. Response: RECOMMEND APPROVAL

LI/18/1212 Friars Oak, London Road, Hassocks BN6 9NA. Changes to the layout of the premises. Response: NOTED

P18/72 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P18/73 **DECISION NOTICES**

The following APPROVALS were noted:

DM/18/3277	London Road Recreation Ground, Belmont Close, Hassocks.
DM/18/3003	Clayton Priory, London Road, Hassocks
DM/18/1039	28 Stonepound Road, Hassocks BN6 8PR
DM/18/3283	11 Kymer Gardens, Hassocks BN6 8QZ
DM/18/2982	Clayton Priory, London Road, Hassocks
DM/18/2736	8 Orchard Lane, Hassocks BN6 8QF
DM/18/3043	4 The Bourne, Hassocks BN6 8EF

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

DM/18/3039	Cotfield, London Road, Hassocks
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The following Application for Discharge of Planning Condition was noted:

DM/18/3059	Hassocks Golf Club. Discharge of Planning Condition No 15. NOT DISCHARGED.
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The following Application Withdrawal was noted:

DM/18/3074 Mobile Home, Wayside, London Road,
Hassocks

P18/74 LAND WEST OF LONDON ROAD. Following a discussion at the previous Planning Meeting (10.9.18) the MSDC Planning Applications Team Leader was contacted by the Deputy Clerk. This was to request clarification on the process for applications for the discharge of planning conditions, and the involvement of the Parish Council. Assurances were also sought regarding the involvement and action of MSDC following reports from residents to the Planning Department of alleged breaches of planning conditions at the development site on the Land West of London Road. A copy of the response from MSDC was distributed with the agenda and members noted the correspondence.

P18/75 EASTBOURNE AND LEWES PLANNING POLICY CONSULTATIONS. Members were invited to note correspondence received from Lewes and Eastbourne Councils regarding the Lewes District Local Plan. Members noted the correspondence.

P18/76 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. Cllr Nick Owens reported that the Petrol Station on London Road had recently changed from BP to Esso and that the illuminated signage had subsequently been changed. The Committee was not aware of any applications for amendments to the signage, and the Deputy Clerk was asked to follow this up.

P18/77 DATE OF NEXT MEETING Monday 22 October at 7.30 pm

There being no other business the Chair closed the meeting at 8.45 pm

Signed.....

Date.....