

## HASSOCKS PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Monday 10 September 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Leslie Campbell, Bill Hatton, Mark Higgins, Nick Owens and Victoria Standfast.

In Attendance: Deputy Clerk: Tracy Bates  
2 Members of the Public

**P18/54 APOLOGIES FOR ABSENCE.** Apologies for absence were received from Cllr Judith Foot.

**P18/55 DECLARATIONS OF INTEREST.** Cllr Nick Owens declared a personal interest in applications DM/18/3423 10 Hurst Road, Hassocks BN6 9NJ and DM/18/3486 14 Hurst Road, Hassocks, BN6 9NJ. Cllr Bill Hatton declared a personal interest in application DM/18/3407 31 Wilmington Close, Hassocks, BN6 8QB.

**P18/56 MINUTES.**

**RESOLVED** that the minutes of the meeting held on 20 August 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

**P18/57 PUBLIC PARTICIPATION.** Mr Phillip Weir spoke regarding items 7, a proposed light controlled pedestrian crossing on London Road, Hassocks. Mr Weir expressed concerns about the processes applied by West Sussex County Council (WSSCC) and Mid Sussex District Council (MSDC) for the Traffic Regulation Order consultation and item 8, the Planning Applications relating to the development on the Land to the West of London Road.

Mr Weir informed the Committee that he had no objection to the Pedestrian Crossing, however he did object to the installation of the equipment immediately outside of his property. Furthermore, the plans also show the installation of a lamp post again directly outside of his property. Mr Weir expressed concerns about the intrusion of the light into his home.

Therefore Mr Weir requested that MSDC would consider approving a 180° turn for the crossing plans. This would therefore result in the equipment and the lamp post being placed on the western side of London Road and would not impact on Mr Weir's property.

**P18/58** The Chairman proposed that Items 7 and 8 were moved forward on the agenda and considered in advance of the applications. This was agreed by the Committee.

**P18/59**      **PROPOSED LIGHT CONTROLLED PEDESTRIAN CROSSING ON LONDON ROAD, HASSOCKS.** Members were invited to consider a Traffic Regulation Order Consultation for the proposal to install a light controlled pedestrian crossing on London Road, Hassocks, and to agree any representation to be submitted on behalf of Hassocks Parish Council.

The Committee considered the consultation and the comments made by Mr Weir. After a detailed discussion the Committee voted in favour of the proposed installation of the light controlled pedestrian crossing.

However it was unanimously AGREED that WSCC should be requested to approve the rotation of the proposed plan by 180°. Thus locating the associated equipment AND the lamp post on the western side of London Road to minimise the impact of the installation on Mr Weir's property.

The Deputy Clerk was instructed to submit the above response to WSCC on behalf of Hassocks Parish Council.

**P18/60**      **LAND WEST OF LONDON ROAD. Construction Management Plan. (Verbal Update –Chair).** Cllr Nick Owens informed the Committee that he was aware of a significant amount of correspondence between MSDC, Barratt Homes and residents regarding the way the development on the Land West of London Road is being conducted. Residents do not believe that the development is being well managed by MSDC.

Cllr Owens listed various concerns which had been raised including:

- the management of the closure of the public footpath
- work being carried out on the site out of agreed hours
- the level of noise and dust pollution
- the lack of a management plan
- the erection of flagpoles and flags in advance of planning approval for a site office.

Hassocks Parish Council needs to ensure that residents are adequately protected whilst also ensuring that MSDC is not unfairly being maligned. Therefore Cllr Owens suggested requesting that the Clerk reviewed the relevant correspondence to ascertain whether it appeared there had been breaches in procedures. If this is the case, it was suggested that the Clerk could write to MSDC highlighting these apparent breaches.

Cllr Owens informed the Committee that he believed a management plan was imminent, and therefore it would be appropriate to wait until this is published before taking any action.

It was noted that Planning Conditions have been put in place and that Barratt Homes have applied for some of these to be discharged. The

Committee noted that a planning application reference number has been applied to the conditions, a process which is not thought to have been instigated before. Two specific applications were cited – DM/18/3092 and DM/18/3287. Cllr Owens proposed that the Deputy Clerk was asked to investigate the Planning Conditions and associated applications to identify which conditions have been discharged, which have been applied for discharge and which remain in place.

The Deputy Clerk was asked to contact MSDC to identify the status of the Planning Conditions and applications, when HPC would be informed of these applications and whether the Committee would have an opportunity to comment.

Given that there already appear to have been breaches of conditions, it was proposed that the Clerk/Deputy Clerk would write a separate letter to MSDC noting the particular features of work which appear to have taken place in advance of permission. The committee would like a response from MSDC as to how this situation has arisen and what steps will be taken to avoid any further breaches in future. The Committee approved the Clerk/Deputy Clerk taking this action.

Both members of the public left the meeting.

## **P18/61 APPLICATIONS**

**DM/18/3283 11 Kymer Gardens, Hassocks BN6 8QZ.** T1 Lime – overall reduce by 2-3 metres. Response: RECOMMEND APPROVAL.

**DM/18/3407 31 Wilmington Close, Hassocks, BN6 8QB.** Ash tree (twin stemmed). Remove 3 lowest secondary branches on west facing trunk and reduce lower crown, blending to upper crown by up to 2 metres (including over roof). Cllr Bill Hatton abstained. Response: RECOMMEND APPROVAL.

**DM/18/3058 Age Concern Hassocks and District, The Pauline Thaw Centre, Dale Avenue, Hassocks, BN6 8LW.** Proposed side extension to provide an enlarged shop and donations storage area. Response: RECOMMEND APPROVAL. On the understanding that this does not include the loss of any existing trees.

**DM/18/3322 21 Adastra Avenue, Hassocks BN6 8DP.** Proposed loft conversion and single storey rear extension (Lawful Development Certificate). Response: In view of the comments from the residents of the neighbouring property, it appears that this application does not meet the criteria for Lawful Development and therefore the Committee would expect to see a full application in due course.

**DM/18/3277 London Road Recreation Ground, Belmont Close, Hassocks.** Creation of a pedestrian and cycle pathway. Response: RECOMMEND APPROVAL.

Due to the declarations of interest from Cllr Owens on the applications for 10 and 14 Hurst Road, Cllr Owens stepped down from chairing the meeting at this point and the Chair was assumed by Cllr Victoria Standfast. It was agreed to consider both applications consecutively. Cllr Owens did not participate in the consideration of either application.

**DM/18/3423 10 Hurst Road, Hassocks BN6 9NJ.** Proposed part rear extension, roof extensions to rear to form open plan kitchen/dining area, en-suites and additional bedroom with en-suite/dressing room. Response: RECOMMEND APPROVAL.

**DM/18/3486 14 Hurst Road, Hassocks, BN6 9NJ.** Proposed first storey extension to existing bungalow. Response: RECOMMEND APPROVAL.

Cllr Owens resumed the Chair.

**DM/18/3422 32 Kings Drive, Hassocks BN6 8DZ.** Single storey side extension and rooms in roof with hip to gable and rear dormer.(Lawful Development Certificate). Response: NOTED.

**DM/18/1039 28 Stonepound Road, Hassocks BN6 8PR.** Loft conversion comprising rear hip-to-gable extension and side dormer window to create one bedroom and a shower (Amended plans received 17 August 2018).Response: RECOMMEND APPROVAL.

**DM/18/3549 Principals House, 6 Ewart Close, Hassocks BN6 8FR.** T26 Lime re-pollard to same points as done in past – 10m above ground level. G3 Sycamore and Ash – Crown lift to give 6 metres clearance above ground. Response: Awaiting Tree Warden's report.

**DM/18/3497 Land East of Lodge Lane at Grid Reference 531386 115081, Hassocks.** Proposed concrete area with drainage. Response: RECOMMEND REFUSAL. This proposal will increase the rate of discharge of water and effluence into the stream at a greater rate, therefore increasing the risk of flood in the area. The application itself is not clear as to the area to be concreted, it is suggested that a revised application should be submitted including a more detailed description of the provision for drainage and effluence disposal.

**DM/18/3290 Lock Up Garage Northeast of Hassocks Lodge, Keymer Road, Hassocks.** Change of use from storage to coffee/sandwich shop with a new painted timber door. Response: RECOMMEND REFUSAL. The location of this site is very close to a busy main road and a roundabout, in addition yellow lines are in place along the stretch of road directly outside the site. The siting of a café at this location would encourage vehicles to stop outside which would be both dangerous and illegal.

Furthermore, customers would be served from a hatch directly onto the narrow pavement alongside the main road. This would pose a hazard

for both the customers and for pedestrians wishing to pass by on the pavement. It is also considered that the building itself would be damp and unsuitable for the preparation and serving of food.

**P18/62**      **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

**P18/63**      **DECISION NOTICES**

The following APPROVALS were noted:

DM/18/1739	29 Downs View Road, Hassocks, BN6 8HJ
DM/18/3095	10 The Minnells, Hassocks, BN6 8QW
DM/18/2677	31 Semley Road, Hassocks, BN6 8PD
DM/18/1901	Land adjacent to Millway Cottage, Ockley Lane, Hassocks
DM/18/2073	31 Bonny Wood Road, Hassocks, BN6 8HP
DM/18/2752	Stafford House Development Site, 91 Keymer Road, Hassocks

The following Certificates of Lawful use or Development (proposed) were noted:

DM/18/1287	13 Clayton Avenue, Hassocks, BN6 8HD
DM/18/3155	44 Woodsland Road, Hassocks, BN6 8HG

**P18/64**      **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

**P18/65**      **DATE OF NEXT MEETING** Monday 1 October at 7.30 pm

There being no other business the Chair closed the meeting at 9.05pm

Signed.....

Dated.....