

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 29 April 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Deputy Clerk: Tracy Forte
3 Members of the Public

P18/174 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Judith Foot and Leslie Campbell.

P18/175 DECLARATIONS OF INTEREST. Cllr Jane Baker declared a personal interest in application DM/19/1317 5 Ewart Close, Hassocks and Cllr Bill Hatton declared a personal interest in application DM/19/1288 1st Hassocks Scout Headquarters, Parklands Road, Hassocks.

P18/176 MINUTES.

RESOLVED that the minutes of the meeting held on 9 April 2019 be signed by the Chair as a true and accurate record of the meeting.

P18/177 PUBLIC PARTICIPATION. Caroline Miskelly spoke in support of her application DM/19/1345 The Orchard, Ockley Lane, Hassocks (Appendix 1). Mrs Miskelly distributed papers to the Members present showing the MSDC SHELAA sites in Hassocks Parish, the location of bus stops in relation to the proposed application, and the frequency of services.

P18/178 The Chairman proposed changing the order of considering application DM/19/1345, this was unanimously agreed by the Committee.

P18/179 APPLICATIONS

[DM/19/1345 The Orchard Ockley Lane Hassocks](#) New 3 bed detached dwelling. Members considered this application in detail and acknowledged the comments put forward by the applicant. Members also considered concerns raised by a local resident regarding safety issues on traffic speed and visibility along Ockley Lane and the dangers of a new access onto this road.

Previous application history: on 2 June 2018 Hassocks Parish Council had recommended refusal for a previous application on this site for a three bedroomed detached dwelling with a detached two bay garage (DM/18/2028), on the grounds that the proposed application was for a new dwelling within the countryside which would be located within the Burgess Hill gap, as defined in the Policy 1 of the previous Regulation 16 draft Hassocks Neighbourhood Plan (HNP).

The regulation 16 draft HNP has been withdrawn by Hassocks Parish Council and replaced by an updated version, the regulation 14 HNP which includes the 500 houses west of London Road and which is shortly to be resubmitted to MSDC.

Members acknowledged that 500 houses were to be built south-west of the property on Ockley Lane. The northern SHELAA site number 692 directly adjacent to the property is at this stage marked for consideration only. Therefore it was agreed that this should not be taken into account with regards to this particular application. Members discussed the application at length. There was consideration of the previous nearby application DM/17/3735 which was granted under para. 55 of the NPPF on the basis of a design of exceptional merit, even though that application also lay in the Keymer/Hassocks and Burgess Hill gap. On the limited information available to the Planning Committee it was not clear that a case for exceptional merit could be sustained though the application was for a self-build (and MSDC has failed in its duty to provide self-build sites). It was noted that the proposed new dwelling would be within the Keymer/Hassocks and Burgess Hill Gap as defined in Policy 1 of the Reg 14 Pre-Submission version of the Hassocks Neighbourhood Plan. After much discussion it was agreed that the gap reason stated for the refusal of the previous application remain unchanged though the regulation 14 draft HNP carries less weight than the reg. 16 draft. The Chair put the decision to a vote and the majority decision was to:

RECOMMEND REFUSAL. The proposed application is a new dwelling within the countryside and would be located within the Keymer/Hassocks and Burgess Hill gap, as defined in Policy 1 of the draft Regulation 14 Hassocks Neighbourhood Plan. The design details provided to the Planning Committee do not show sufficient merit to qualify as an exception under para 55 of the NPPF. Therefore this proposal is contrary to Policy 1- Burgess Hill Gap, and Policy 9 - Character and Design, of the Reg 14 Pre-Submission version of the Hassocks Neighbourhood Plan. Furthermore it is also considered that this proposal is contrary to Policy DP12 of the District Plan - Protection and Enhancement of Countryside, and DP15 – New Homes in the Countryside.

[DM/19/1078 Parklands Road Allotment Site Parklands Road Hassocks](#)

Erection of 20 polycarbonate green houses. Response: RECOMMEND APPROVAL

[DM/19/1259 Granite Ockley Lane Hassocks West Sussex BN6 8NU](#) Single storey rear and side extension. Response: RECOMMEND APPROVAL

[DM/19/1288 1st Hassocks Scout Group Scout Headquarters Parklands Road Hassocks BN6 8LF](#) Replacing existing cladding with PVC shiplap cladding and install insulation. Removal of 3 windows on northern elevation. Response: RECOMMEND APPROVAL

[DM/19/1008 1 Ann Close Hassocks BN6 8NB](#) Erection of 2 bed detached bungalow (Amended plans received 10/04/2019). Response: RECOMMEND REFUSAL. This proposed application continues to represent overdevelopment in spite of the variation to the plot size, and is therefore considered to be contrary to Policy DP26: Character and Design of the District Plan and Policy 9: Character and Design of the Reg 14 Pre-Submission version of the Hassocks Neighbourhood Plan.

[DM/19/1409 5 Ewart Close Hassocks BN6 8FJ](#) Horse Chestnut (T9) - Raise the canopy by 1-2 metres. Reduce overall by 1-2 metres, Crown thin by 10%. (Amended description 17/04/2019). Response: RECOMMEND APPROVAL

[DM/19/1317 56 Grand Avenue Hassocks BN6 8DE](#) Single storey flat roof front extension. Response: RECOMMEND APPROVAL

[DM/19/1329 93 Grand Avenue Hassocks BN6 8DG](#) Proposed loft conversion incorporating hip to gable and rear facing loft dormer. (LDC). Response: Noted

[DM/19/1330 93 Grand Avenue Hassocks BN6 8DG](#) Single storey flat roof extension to rear and single storey pitched extension to side elevations. Response: RECOMMEND APPROVAL.

[DM/19/1368 26 Lodge Lane Hassocks BN6 8NA](#) Removal of existing chimney and erection of a first floor side extension over existing single storey side extension. New conservation roof window in side hip to existing roof. New block paved car parking space to front. New french doors to north elevation and new window to west elevation. Response: RECOMMEND APPROVAL

[DM/19/1404 29 Kings Drive Hassocks BN6 8DX](#) Replace and extend existing decking with glass balustrade, new timber frame pergola and replace rear window with sliding doors. Response: RECOMMEND APPROVAL

P18/180 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P18/181 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/0823	Byanda, Brighton Road, Hassocks
DM/19/0506	50 Adastra Avenue, Hassocks, BN6 8DR
DM/19/0869	Friars Oak, London Road, Hassocks
DM/19/0992	11 and 17 The Crescent, Hassocks, BN6 8RB
DM/18/5010	103 Mackie Avenue, Hassocks BN6 8NJ.

P18/182 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

P18/183 **DATE OF NEXT MEETING.** Monday 20 May 2019

There being no other business the Chair closed the meeting at 8.50pm

Signed.....

Date.....

DM/19/1345 The Orchard, Ockley Lane, Hassocks.

This is a resubmission of a previously refused application, with amendments and further support in order to gain approval for this modest dwelling. Amendments include a reduction in overall built form of the site and evidence to show that the previous refusal cited reasons we feel are not substantiated.

Firstly they maintained that the site was unsustainable in terms of public transport. We have submitted information, which we have circulated to Councillors, which show the many bus links to centres and mainline facilities. This quite apart from the local facilities within walking distance of the site. This proves that future occupiers of the dwelling would not in fact be reliant upon the use of a private car and that this site is sustainable in these terms.

Mid Sussex District Council also stated that the site lies within a countryside area of development restraint and out of keeping with the semi-rural character of this area. We would refer Councillors to the SHELAA sites maps (also distributed) published in April 2018 by the Council. This shows a proposed development site number 682 immediately adjacent to the north of the site and committed site 753 in close proximity to the south west. If these sites are considered both sustainable and not detrimental to the semi-rural area, then how can the Council apply these criteria to the site at The Orchard.

This application is for a modest self-build family home, which government guidance recommends District Council's view positively providing the proposal complies with policies within the local plan. There is also a recommended quota for such self-build within districts, which MSDC do not appear to have met.

We've owned the plot for 30 years; it used to be part of the garden at Broadhill Farmhouse next door. There are 8 developments just South of the plot forming Broadhill and there are properties either side of the site and opposite, many of which have had large extensions in the past. The site is surrounded by property and land in domestic use.

We hope Councillors can see that our wish is to live within the village that we have a fond knowledge and history with, and complies with policy and will not have a detrimental effect of this area. For me it is also important to be close to my parents who live nearby in Hassocks.

Thank you for allowing us to put our arguments forward.

Caroline Miskelly
29.4.19