

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 1 July 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Leslie Campbell, Bill Hatton and Nick Owens (Chair).

In Attendance: Cllr Ian Weir
Cllr Peter Gibbons
Cllr Frances Gaudencio
Cllr Robert Brewer
Deputy Clerk: Tracy Forte
Four members of the Public.

P19/24 APOLOGIES FOR ABSENCE. There were no apologies for absence.

P19/25 DECLARATIONS OF INTEREST. There were no declarations of interest.

P19/26 MINUTES.

RESOLVED that the minutes of the meeting held on 10 June 2019 be signed by the Chair as a true and accurate record of the meeting.

P19/27 PUBLIC PARTICIPATION. Three members of the public wished to raise concerns over application DM/19/4979 Land North of Clayton Mills, Ockley Lane, Hassocks.

Mr and Mrs Hayhurst of Hawthorn Cottage, Ockley Lane made the following comments:

Mrs Hayhurst

NPPF 2019: para 108, 109

- Gleeson have stated that their proposed access is acceptable to Highways under NPPF para 109, which supersedes local and national guidelines.
- It is our understanding that para 109 should be considered with para 108
- Whilst 108 and 109 give over arching guidance for highway planning it has the expectation that Local Highways Authorities will take responsibility to ensure that the mitigation for safety as mentioned in para 108 is resolved
- It is wrong to say NPPF carries more weight in this instance. It does carry significant weight but is a broad spectrum and does not deal with local detail.
- Highways cannot relinquish their responsibilities for safety and 109 does not excuse them from overlooking essential decisions on safety or ignoring their own policies adopted in their guidance.
- If it says "safe and suitable" Highways should actively stand by the policies in the guidance they give, as they have done so with other residents and advise Mid

Sussex Planners accordingly i.e. Highways guidance for dropped kerbs, Manual for Streets etc.

- They have been backward in avoiding this clear necessary part of the process by stating para 109 overrides guidance. It does not!
- Highways guidance has already identified 'Serious Hazards' if the distance between a dropped kerb and junctions is less than the recommended distance; based on established evidenced highway safety concerns.
- Safer option for access to a property at the corner of a busy junction should be from the minor or side road. Why is this advice not being given to Gleeson by Highways?
- In the scoping application (DM/17/4311) the Highways officer stated that proposals should meet local and national guidance and has then gone on to ignore his own advice in preference for para 109, whilst Gleeson are using para 109 as a ploy and not addressing identified problems.
- NPPF 108/109 is a starting point only, and problems with this access have not and are not being properly considered.
- We have been quite clear to establish that we are not objecting to the development therefore our objection precisely reflects para 108 and 109 in that we are attempting to ensure this access reduces identified hazards as mentioned in the guidance for dropped kerb where if the distance between a dropped kerb and a busy road junction is less than 15 metres it would cause a 'Serious Hazard'.
- It is our contention that this is possible if Gleeson would consider more than their one and only option for the layout of their junction but they refuse to do so.
- We feel that our option for access to Hawthorn Cottage to be on the side road fully reflects both NPPF para 108 and 109, and Highways guidance which Gleeson's proposal does not!

Mr Hayhurst.

Hawthorn Cottage:

- Gleeson has continued to misrepresent the true size of our driveway in their plans and they ignored our HM Land Registry Title Plan in order to make their junction acceptable.
- They have narrowed the width of our driveway in their site access plan in an attempting to give the impression that the junction is further away from our driveway.

Mrs Jackie Longbone, Executor for The Old Malthouse, Ockley Lane reported to the Committee that the plans provided by Gleeson's included using land which was in the title deeds of The Old Malthouse estate. The land is to be incorporated into proposals to carry out highways work along the eastern boundary of Ockley Lane including widening the road. Mrs Longbone also informed Members that part of this work

involved building over an existing private sewage treatment plant and compromising the drainage ditch and stream used for the discharge of the treated sewage.

P19/28 The Chairman proposed considering application DM/18/4979 first and this was agreed by all present.

P19/29 APPLICATIONS

DM/18/4979 Land North Of Clayton Mills Ockley Lane Hassocks *Outline planning application with all matters reserved except for access for up to 500 residential dwellings and land for a two-form entry primary school and community building, land for a bridleway link between Hassocks and Burgess Hill, associated infrastructure including informal open space, hard and soft landscaping, sustainable drainage features and a new site access onto Ockley Lane, and provision of improved pedestrian access across the railway line. (Amended plans/additional information received 7th June 2019 including alterations to the proposed access arrangements and associated highway works.)*

Members discussed this application in detail and in relation to comments previously submitted by the Committee. It was noted that the Hassocks Neighbourhood Plan and associated documents have now been formally submitted to MSDC, which is known as Regulation 15. Once MSDC have checked the documents and initiated the consultation, the Plan will formally begin its Regulation 16 Submission.

Response: Further to the comments already submitted by Hassocks Parish Council on 22 January 2019 regarding this application, the Council would like to add the following. Hassocks Parish Council recommends refusal on the following additional grounds (each of which is capable of mitigation, as indicated, which would then remove HPC's objections regarding these points):

1. Land Ownership. It appears that this continues to be an unresolved matter and that a lack of clarity remains over the rights of the developer to encroach onto two pieces of land: (1) for access to the development – where the developer continues to misrepresent correct title deeds in the plans it has submitted to MSDC, and (2) the sliver of land on the eastern side of Ockley Lane that is (7th June) proposed to be used for highway alterations. It is crucial that these matters are addressed and all necessary landowner permissions have been obtained prior to any progression or approval of the plans.

It is also understood that the plans for highway alterations and ditch removal on the land along the eastern side of Ockley Lane will result in building over (and consequent destruction of) a private sewage works. There is a risk that this will not only affect the sewage treatment site, but will also disrupt the ditch and stream into which the treated sewage water is discharged. There appears to be no evidence that any notice has been served on the landowners that this work is proposed to be carried out. MSDC would need to ensure that the land in question is available to the developer and that the replacement of the sewage works is agreed prior to any grant of planning consent. Additionally that Southern Water are agreeable to the works.

2. **Access.** Access to Hawthorn Cottage on Ockley Lane does not comply with the WSCC local rules for access onto major and minor roads, and therefore it is in conflict with NPPF paragraphs 108 and 109. The Council would urge MSDC to rectify this situation by ensuring safe access for the residents of Hawthorn Cottage. A solution for safe access would be for the developer to be required to provide a new access from Hawthorn Cottage onto the access road for the housing site (hence removing the existing direct access onto Ockley Lane). We understand that agreement could be reached with the Hawthorne Cottage owner in this regard. WSCC is duty bound to ensure that safe access is provided and Hassocks Parish Council is not satisfied that the adjacent entry/exit points on Ockley Lane are the safest option.

3. **East-West Bridleway.** The Parish Council supports the proposals put forward in the planning application for upgrading the current public footpath 11K to Public Bridleway status and its extension North to join the Burgess Hill bridleway network. Additionally, HPC requests that MSDC ensures (e.g. by a condition) that the request by WSCC PROW team for the upgrading of footpath 5K to bridleway status is also acknowledged and delivered by the developer. This would enhance the local cycle network by providing links to Ockley lane and to London Road.

4. **Woodside Grange.** Hassocks Parish Council requests that appropriate access is provided to Woodside Grange to enable the PROW 11K to be traffic free.

5. **Renewable Technology.** Despite it being considered by the developer that renewable technology is compatible with this site, Hassocks Parish Council believes that current application is not compliant with Policy 5, Enabling Zero Carbon, of the Regulation 15 Submission Hassocks Neighbourhood Plan. Hassocks Parish Council is of the opinion that it is a false economy for developers only to build to the current 2013 Building Regulations, when they could easily deliver better quality homes that will contribute responsibly to avoiding global warming and will save homeowners far more in reduced heating costs, than meeting the Passivhaus heating standard of 15 kWh/m²/annum will cost the developer to deliver.

6. **Allotments.** HPC would like to request that there is some land allocation on the development site for the use of allotments for the Parish, at an appropriate rate for the number of new homes proposed.

P19/30

3 Members of the Public left.

[DM/19/1897 Land To The Rear Of Friars Oak London Road Hassocks BN6 9NA](#)

Hybrid application comprising of outline proposal for residential development of 130 dwellings consisting of 12no. 1 bedroom apartments, 27no. 2 bedroom houses, 47no. 3 bedroom houses and 44no. 4 bedroom houses and associated access, together with change of use of part of the land to country open space, following the provision of a new pedestrian tunnel under the railway. All matter reserved apart from access.

Again, this application was discussed in detail and in the light of the Reg 15 submission Hassocks Neighbourhood Plan. After an in depth discussion, Members agreed the following response:

Response: Hassocks Parish Council RECOMMENDS REFUSAL for the following reasons.

1. Housing Requirement. It is stated in the District Plan, Policy DP6 that "Some settlements (Burgess Hill... Hassocks...Warninglid) have already identified sufficient commitments/ completions to meet their minimum housing requirement for the full plan period and will not be expected to identify further sites within their Neighbourhood Plans." Hassocks has met the required level of development.

2. Hassocks Regulation 15 Submission Neighbourhood Plan. In Policy 1, Local Gap, of the Regulation 15 Submission Hassocks Neighbourhood Plan, the local gap between Hassocks and Burgess Hill is defined and the Plan seeks to protect this gap. In Policy 2, Local Green Spaces, the land to the north of Shepherds Walk is defined as a Local Green Space (LGS1). It is therefore considered that this application is contrary to the above policies also to Policy 14, Residential development within and adjoining the built-up area boundary of Hassocks, of the Regulation 15 Submission Hassocks Neighbourhood Plan.

3. Road Safety and Congestion. The Parish Council are strongly of the view that the access arrangements are unsatisfactory and dangerous. There are already three access points within 100 metres on this stretch of the A273 and the development of this site with 130 homes will add another. The access to this site has been designed in isolation and takes no account of the cumulative effect of traffic using the nearby junctions on this busy A Road. London Road is already a very busy road and there is frequently heavy congestion along London Road, Hurst Road, and Keymer Road, with frequent long tailbacks towards the Stonepound Crossroads. There are already two new development sites currently under construction along London Road, which will include two further junctions onto this busy road, all adding to pollution in an area which is a designated Air Quality Management Area that MSDC has a legal duty to alleviate.

Given the extensive local knowledge of Council Members, HPC would urge that MSDC requests WSCC to carry out a further Highways study to ensure that safety and air quality matters have been fully and realistically accounted for.

3. Health Care Provision. It has been acknowledged by the Horsham and Mid Sussex CCG that Hassocks Health Centre does not have the capacity nor the physical space to accommodate 318 extra patients. The nearest health centre would be Brow surgery in Burgess Hill which is currently 2 miles from the proposed development site, however this GP Practice is in the process of planning a relocation to a new building within the regenerated Martletts shopping centre - a facility that does not currently exist nor will exist for some 5 years.

4. Renewable Energy. The Design and Access Statement (DAS) submitted by the developer says nothing about energy conservation, nor about the need to provide charging points for electric vehicles. The design is in direct conflict with Policy 5: Enabling Zero Carbon of the Regulation 15 Submission Hassocks Neighbourhood Plan which requires "All new residential development will be required to demonstrate that the net maximum heat energy requirement of the dwelling calculated using the SAP (Standard Assessment Procedure) is 15 kWh/m²/year or less." And "Proposals

which make provision for charging electric vehicles at each dwelling (where feasible) and on-street; and make parking areas charging-ready will be supported."

P19/31

Cllr Frances Gaudencio and the remaining member of the Public left.

DM/19/2010 Ockley Manor Ockley Lane Hassocks BN6 8NX Replacement of existing working yard with tennis court and fence. (amended red line and address 17/06/2019). Response: RECOMMEND APPROVAL

DM/19/2059 Land Parcel Adjacent To 4 The Poplars The Poplars Hassocks West Sussex Norway Maple (T1) reduce by 3m. Norway Maple (T2 roadside) removal of 4 lowest branches over road. Oak (T3) crown lift to 6m on garden side of 4 The Poplars and 2m crown reduction. Holly (T4) reduce 3m. Awaiting Tree Warden's report.

DM/19/2021 26 Kymer Gardens Hassocks BN6 8QZ Single storey rear extension. Response: RECOMMEND APPROVAL

DM/19/2101 1 Ewart Close Hassocks West Sussex BN6 8FJ . 2 x Laural - remove (protected by planning condition) 2 x Stransvesis- remove (protected by planning condition). 3 x Holly reduce by 4 metres. Awaiting Tree Warden's report

DM/19/2078 Twinham 34 Hurst Road Hassocks BN6 9NL Formation of fencing, gates and walling to the front boundary. Provision of glazed porch canopy to the front elevation, along with minor external works to the front of the property. Response: RECOMMEND REFUSAL. Solid timber planks are considered inappropriate to the street scene and setting, a green living boundary would be far more appropriate and acceptable.

DM/19/2094 6 The Crescent Hassocks BN6 8RB Single storey side and front extension with 1st floor side extension. Conversion of garage with associated internal works. Response: RECOMMEND APPROVAL

DM/19/2122 69 Grand Avenue Hassocks BN6 8DD Proposed Hip to Gable roof conversion and dormer to rear roof slope.(LDC) Response: NOTED.

DM/19/2193 1 Parkside Hassocks BN6 8BL T1 Horse Chestnut - Reduce overall by 3 metres. Response: RECOMMEND APPROVAL. The tree in question is a large, mature horse chestnut in good condition in the bottom corner of this quite small garden which backs onto Adastra Park in the North east corner by the tennis courts. Therefore the tree forms part of the green boundary of the Park and so, as has been seen from applications received over many years, a balance has to be struck between the wishes of the owner and those of the community who use the park. There is some merit in this application in that a 3 metre reduction in the canopy will not have that severe an effect on the green canopy as seen from the Park.

DM/19/2090 Keymer Fish Bar 101 Keymer Road Hassocks BN6 8QL Lawful development certificate for the continuous use as a hot food takeaway establishment (A5 hot food takeaway). Response: RECOMMEND APPROVAL. This establishment has operated as a hot food takeaway for over thirty years in Hassocks.

DM/19/2254 Elton South Bank Hassocks BN6 8JP Side and rear extensions, replacement and new windows and doors, with internal alterations. (LDC).Response: NOTED

DM/19/2299 Swallowfield House Keymer Road Hassocks BN6 8QU Goat Willow (T1) to reduce height by 1.5m. Response: RECOMMEND APPROVAL

[DM/19/2306 46 Oak Tree Drive Hassocks BN6 8YD](#) Construction of a single-storey garden room within the back garden of the property to provide office space (LDC).
Response: NOTED.

[DM/19/2330 14 The Minnells Hassocks BN6 8QW](#) T1 Oak - Lift canopy by 6 metres from ground, thin by 30% and overall crown reduce by no more than 2 metres.
Response: RECOMMEND APPROVAL

P19/32 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P19/33 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/1920	Shands, Windmill Avenue Hassocks BN6 8FJ
DM/19/2118	15 Stanford Avenue, Hassocks BN6 8JH
DM/19/1557	Hassocks Golf Club, London Road, Hassocks
DM/19/1270	51 Ockley Lane, Hassocks BN6 8BB
DM/19/1409	5 Ewart Close, Hassocks BN6 8FJ
DM/19/1267	Age Concern Hassocks & District Ltd, The Pauline Thaw Centre, Hassocks
DM/19/1480	Friars Oak, London Road, Hassocks
DM/19/1652	73 Ockley Lane, Hassocks BN6 8NT
DM/19/1701	35 Ockenden Way, Hassocks BN6 8HS

The following REFUSALS were noted:

DM/19/1400	8 Ewart Close, Hassocks BN6 8FJ
SDNP/19/01809/CND	Halfway, Ditchling Road, Clayton BN6 9PH

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

DM/19/1552	50 Adastra Avenue, Hassocks BN6 8DR
DM/19/1646	71 Parklands Road, Hassocks BN6 8JY

The following WITHDRAWAL was noted:

DM/19/2235	35 Mackie Avenue, Hassocks BN6 8NH
DM/19/1666	3 Highlands Close, Hassocks BN6 8LD

The following notification of referral to MSDC Planning Committee was noted:

DM/19/1270	51 Ockley Lane, Hassocks BN6 8BB
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P19/34 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

P19/35 **DATE OF NEXT MEETING.** Monday 22 July 2019

There being no other business the Chair closed the meeting at 9.35 pm

Signed.....

Date.....

DRAFT