

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 22 July 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Cllr Robert Brewer
Deputy Clerk: Tracy Forte

P19/36 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllr Bill Hatton.

P19/37 DECLARATIONS OF INTEREST. There were no declarations of interest.

P19/38 MINUTES.

RESOLVED that the minutes of the meeting held on 1 July 2019 be signed by the Chair as a true and accurate record of the meeting.

P19/39 PUBLIC PARTICIPATION. There were no members of the Public present, however the Deputy Clerk informed the Chair that due to being unable to attend the meeting, Mrs Kate Sexton, a resident of Hassocks, had submitted a written statement which she hoped members would for note. The Chair invited the Deputy Clerk to share this with Members.

At your planning meeting on Monday, 24th July you have been asked by MSDC to consider commenting on an updated air quality report and, it is reasonable to assume that these comments may well directly affect the MSCD decision making process. However, some Hassocks residents have received a letter from MSDC stating that the officers recommend this site for permission and the application is to be discussed at a District Planning Committee on the 25th July 2019. It does not appear that MSDC are following due process as the responses do not have to be with MSDC until 24th July, with no time given for due consideration.

MSDC have our neighbourhood plan for consideration for section 16 and an outstanding appeal on this site which is yet to be heard. I have grave concerns that MSDC are not following due process in their haste to push through this site and I would be grateful if you would share these concerns with our parish councillors.

*Yours sincerely
Kate Sexton*

Members noted the comments.

P19/40 APPLICATIONS

[DM/19/2210 6 Farm Close, Hassocks BN6 8PJ](#) Hip to gable end loft conversion with rear dormer to create first floor. Response: RECOMMEND APPROVAL

[DM/19/2310 3 Chancellors Park, Hassocks BN6 8EY](#) Rear and Front extension with garage conversion including material change to front, side and rear of building. Response: RECOMMEND APPROVAL.

[1st Hassocks Scout Group Headquarters, Parklands Road, Hassocks BN6 8LF](#) Replacing existing cladding with brown coated steel sheet cladding and install insulation. Removal of 3 windows on northern elevation. (Revised plans received and changed description 26/06). Response: RECOMMEND APPROVAL. Hassocks Parish Council would like to query as to whether there is a need for a Mechanical Ventilation Heat Recovery system to ensure adequate air quality, in what will now be a highly insulated and nearly airtight building.

[DM/19/2544 26 Lodge Lane, Hassocks, BN6 8NA](#) First floor side extension over existing ground floor. New paving on courtyard garden and front parking space. Response: RECOMMEND APPROVAL.

[DM/19/2649 12 Ockley Lane, Hassocks BN6 8BA](#) Single storey rear extension. Response: RECOMMEND APPROVAL.

[DM/19/2645 Land West of London Road, Hassocks](#). Permanent curved entrance sign with the text 'SAXON MILLS' and a Housing Association stack board. - All without illumination. Members considered and voted on each signage application separately. Response:

- Permanent curved entrance sign with text 'SAXON MILLS' – RECOMMEND REFUSAL to the sign being in place for perpetuity.
- Housing Association stack board – RECOMMEND REFUSAL. Hassocks Parish Council considers that this sign is too large and conspicuous. Its proposed location, close to the pedestrian footpath and road, is questioned. The Council queries as to whether the proposed signage adheres to the current regulations for advertisement boards in terms of size, location and duration. There is some concern that this sign may attract graffiti.

[DM/19/2698 54 Parklands Road, Hassocks BN6 8JZ](#) Single storey rear extension and replacement of sash windows. It was noted that this application had incorrectly shown the description on the agenda as follows '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' The Deputy Clerk apologised for this error. Response: RECOMMEND APPROVAL.

DM/19/1897 Land To The Rear Of Friars Oak London Road Hassocks West Sussex 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. [Updated information received 10th July regarding Air Quality.](#) Members are invited to consider whether any comment is required from Hassocks Parish Council in relation to the updated information only.

Response: In the recent Air Quality Assessment, London Road dated July 2019, the current measured figures since 2014 show no significant declining trend at Stonepound Crossroads but a level trend. Therefore all additional development will inevitably add to pollution and will continue to contribute to air quality problems for the residents of Hassocks

P19/41 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P19/42 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/1952	16 The Spinney, Hassocks BN6 8EJ
DM/19/1694	35 Ockenden Way, Hassocks BN6 8HS
DM/19/2021	26 Kymer Gardens, Hassocks BN6 8QZ
DM/19/1792	6 Dale Avenue, Hassocks BN6 8LP
SDNP/19/01836/HOUS	Woodbine Cottage, Ditchling Road, Clayton BN6 9PH

The following PART APPROVAL AND PART REFUSAL was noted:

DM/19/1491	Hassocks Golf Club, London Road, Hassocks.
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The following Certificates of Lawful use or Development (proposed) were noted;

DM/19/2122	69 Grand Avenue, Hassocks BN6 8DD
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The following WITHDRAWAL was noted:

DM/19/1105	1 Dale Terrace, Dale Avenue, Hassocks
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The following APPEAL DECISION was noted:

APP/D3830/D/19/3219897	14 Hurst Road, Hassocks BN6 9NJ
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P19/43 **FOOTPATH DIVERSION ORDER 10C.** [DM/18/2901 Land West of London Road, Hassocks](#). Members were invited to view a Public Path Diversion Order and consider any representations to be submitted to MSDC on behalf of Hassocks Parish Council. Response: NO OBJECTION.

P19/44 **CORRESPONDENCE.**

Eastbourne And Lewes Planning Policy Consultations. Members were invited to note correspondence received from Lewes and Eastbourne Councils regarding the Lewes District Local Plan (Agenda Appendix 1). Noted

Adoption of South Downs Park National Plan. Members were invited to note correspondence received from the South Downs National Park Authority (Agenda Appendix 2). Noted

P19/45 **URGENT MATTERS** at the discretion of the Chairman for noting and/or inclusion on a future agenda.

Application DM/19/1893 - Hassocks Golf Club to divert the existing Public Right of Way - Footpath 9C crossing the former Hassocks Golf Club. Members had previously considered this application at the Planning Committee meeting held on 10.6.19, and considered recommendations made by the G&E Committee on 30.5.19.

However the Planning Committee noted that a response had been submitted by the WSCC Public Rights of Way Officer on this application, proposing that further action was required by the applicant in order for the application to be considered formally. Therefore Members agreed to withhold any formal comments until the production of a formal Path Order.

The Deputy Clerk informed Members that correspondence had since been received from MSDC with the following information, and to request if the PC would be willing to re-consider the previous refusal to comment on the basis of this.

The procedure that has been followed for the proposed diversion is the same process that MSDC always follow and the letter received previously by Hassocks PC is sent to engage with any consultees with an interest in the proposal, prior to the formal Path Order being produced. If any concerns are raised, the Council can try to resolve the concerns prior to the commencement of the formal process which allows less flexibility in terms of MSDC's ability to discuss concerns/amendments. The consultation received is not a substitute for the formal consultation, which will follow in due course, but an effort to engage with the Parish Council at the earliest time to resolve any concerns.

Given the timeframe for this correspondence, the application was not included on the Planning Agenda, however would be considered at the forthcoming G&E meeting to be held on 25.7.19. Members of the Planning Committee were therefore invited to support the submission of a response on this application, based on the previously recommended comments of the G&E Committee as follows:

GE19/15.1 It was agreed by the Committee that overall both diversions were acceptable, however the following points were noted:

Temporary Diversion:

- There is a dip/stream along the diversion route which will need to be addressed.*

Permanent Diversion:

- This diversion is longer than the original route, however it was agreed that the diversion appears to retain a more rural character which is preferred.*

Members indicated full support for this course of action.

P19/46 DATE OF NEXT MEETING. Monday 12 August 2019

There being no other business the Chair closed the meeting at 8.55 pm

Signed.....

Date.....