

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 25 November 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Deputy Clerk: Tracy Forte
2 members of the Public

P19/99 APOLOGIES FOR ABSENCE. Apologies were received from Cllr Kristian Berggreen.

P19/100 DECLARATIONS OF INTEREST. There were no declarations of interest.

P19/101 MINUTES.

It was noted that Ian Cumberworth had been incorrectly recorded as Clerking the meeting instead of Tracy Forte. This was amended and signed by the Chair following approval by the Committee.

RESOLVED that the minutes of the meeting held on 4 November 2019, with the amendment as noted above, be signed by the Chair as a true and accurate record of the meeting.

P19/102 PUBLIC PARTICIPATION. There were two members of the Public present, both wished to speak in opposition to application SDNP/19/05340/FUL Underhill Lane Clayton West Sussex - Erection of holiday cabin.

19/102.1 Mr Paul Shepherd lives adjacent to the reservoir and the application site. Mr Shepherd informed the Committee that the site had been sold by South East Water in 2011, with retained rights. The new (current) owner sought permission to build a small cabin for storage and for the provision of refreshments for anglers and this met no objections by local residents. However two years later this had been converted to a six birth holiday home and retrospective application was sought and permitted. A summary of the concerns raised by Mr Shepherd to the Committee is as follows:

- Despite the wording of the application, the current application seeks to build three separate cabins and therefore the application is misleading.
- There has already been a significant number of trees cut down to clear the area in preparation with no permission sought as far as Mr Shepherd is aware. The location of the felling has disturbed wildlife including badger sets.
- There has been no attempt from the applicant to engage with neighbours or landowners in the area.
- The ecosystem report submitted claims that the proposed cabin would have a positive effect on the environment. This is disputed by Mr Shepherd considering the wealth of wildlife and flora which inhabits the area.

Mr Shepherd concluded by urging the Parish Council to oppose the proposed development on a greenfield site which is rich with flora and fauna.

19/102.2 Mr Robert Kemp of Barn Cottage, Underhill Lane lives adjacent to the reservoir and his property looks down over it. Mr Kemp raised several objections to the application as follows:

- The application site is in the South Downs National Park and lies within the impact zone of the Clayton to Offham Escarpment Site of Special Scientific

Interest (SSSI). The location of the proposed development is a completely unspoilt part of the lake which is a priority habitat.

- It is considered that there are inconsistencies and inaccuracies in several of the submitted reports which are misleading.
- Mr Kemp informed the committee that the current cabin is hired by groups who use the lake for activities such as swimming, canoeing, paddle boarding, swinging off trees/jumping into the water. A fire pit is also provided and used into the evenings. The noise generated by these activities is intrusive for the locality and to neighbouring properties. The installation of a further dwelling will increase the level of noise, nuisance and rubbish and no provision has been made for this. It was noted that the owner does not live in the area of the site and is therefore unaffected by any installations.
- The area is teeming with wildlife and this tranquil, isolated section of the lake will be changed irrevocably by the proposals.
- Mr Kemp also raised concerns around parking. Mr Kemp explained that the area of land used for parking is not owned by the applicant, but remains under the ownership of SE Water. Therefore in the event that the water authority require use of this land for parking, visitors to the proposed cabin would be required to park on Underhill Lane which is very narrow and totally unsuitable.
- Mr Kemp emphasised that visitors to the SDNP were welcomed and valued, noting that there are already two campsites within a close radius of the area.
- The final concern raised by Mr Kemp was the risk of setting a dangerous precedent which would by allow further building on untouched land within the SDNP.

P19/103 The Chairman proposed considering application SDNP/19/05340/FUL first and this was agreed by all present.

P19/104 **APPLICATIONS**

[SDNP/19/05340/FUL Underhill Lane Clayton West Sussex](#) Erection of holiday cabin. *Members discussed this application in detail. It was noted that the Parish Council fully supports opportunities to encourage visitors to enjoy the SDNP and tourism in the locality in general. However on full consideration of this application it was felt that the overall negatives outweighed any positive benefit to the SDNP or to locals in general. Therefore it was agreed to RECOMMEND REFUSAL for the following reasons:*

1. It's understood that the proposed area for parking is not owned by the applicant and therefore parking cannot be guaranteed for all visitors to the cabin. A lack of parking would then require cars to use the adjacent Underhill Lane which is very narrow and would present a significant hazard to other road users.

2. The location of the proposed building is in the National Park and within the impact zone of the Clayton to Offham Escarpment Site of Special Scientific Interest (SSSI) it is considered to be wholly inappropriate. The area is unspoilt and tranquil and a priority wildlife area, rich in flora and fauna and HPC would dispute the accuracy of the information provided in the ecological study submitted by the applicant. Further to this, the Council understands that the noise from users of the existing holiday cabin currently causes a nuisance and disturbance to residents in neighbouring properties, and it is therefore assumed that an additional larger holiday property would serve only to increase the level of noise. To disturb this special setting with the installation of an additional holiday cabin would not enhance nor conserve the scenic beauty and wildlife of the Park and is therefore considered to be contrary to Policy 6, Development

Proposals Affecting the South Downs National Park, of the Hassocks Regulation 16 (Submission) Draft Hassocks Neighbourhood Plan (HNP) and Policy SD7, Relative Tranquillity of the South Downs Local Plan (SDLP) and paragraphs 175 (b) and 180 of the National Planning Policy Framework (NPPF)

3. Whilst the Council fully supports sustainable tourism in the National Park and welcomes visitors to the locality, it is considered that any potential benefits to tourism offered by this proposal are outweighed by the detrimental effects on the area as cited above. It is thus considered that the application is contrary to SD23: Sustainable Tourism of the SDLP, Policy 19: Tourism, of the HNP and para 83 of the NPPF.

4. HPC note that the views of the water authority have not yet been obtained.

5. Additionally, had this application been suitable for approval, as a new dwelling it would have had to comply with Hassocks Neighbourhood Plan Policy 5 regarding sustainable use of energy but it fails to demonstrate that it would do so.

6. Finally, the Council feels strongly that to permit this development would set a strong precedent for further dwellings in this unspoilt and special environment.

[DM/19/4175 Garage Rear Of 29A Keymer Road Hassocks West Sussex](#) Change of use from B8 storage to C3 residential creating 1 x 1 bedroom dwelling. Proposed front, rear and side windows and 2 side dormers. Response: RECOMMEND APPROVAL

[DM/19/4555 14 Wilmington Close Hassocks West Sussex BN6 8QB](#) First floor extension with a Juliet balcony to the rear elevation. Response: RECOMMEND APPROVAL

[DM/19/4496 Land West Of London Road London Road Hassocks West Sussex](#) Variation of condition 2 of application DM/17/4307, replacing approved plans to change the location and provision of visitor parking spaces, amendment to the location of the northern footpath link to the adjacent recreation ground, move Plot 60s garage by 500mm, move Plot 21 due to the discrepancy between physical and legal line of the boundary. Response: RECOMMEND APPROVAL

[DM/19/4616 Puffins Ockley Lane Hassocks West Sussex](#) Demolition of existing conservatory. New roof extension and single-storey rear extension. Response: RECOMMEND APPROVAL

[DM/19/4702 36 Dale Avenue Hassocks West Sussex BN6 8LP](#) Atlantic Cedar - Remove 2 lowest branches back to trunk (growing over garage and school access pavement). Reduce branch above to first growth point before bend. Main branch over front pavement - remove 3 sub branches back to fork. Response: RECOMMEND APPROVAL

[DM/19/4666 28 Dale Avenue Hassocks West Sussex BN6 8LP](#) Conversion of roof space including hip to gable extension, rear dormer and Velux Roof windows. Response: RECOMMEND APPROVAL

[DM/19/4757 6 Abbots Close Hassocks West Sussex BN6 8PH](#) Front porch addition. Response: RECOMMEND APPROVAL

P19/105 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P19/106 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/4305	Land East of Lodge Lane, Grid Ref531386 115081
DM/19/4063	26 Mackie Avenue, Hassocks BN6 8NL
DM/19/2993	Bowley Funeral Services Ltd, 30 Keymer Rd, Hassocks

DM/19/3863 43 Adastra Avenue, Hassocks BN6 8DR
DM/19/3194 4 Queens Drive, Hassocks BN6 8DF
DM/19/4294 59 Mackie Avenue, Hassocks BN6 8NJ
DM/19/4126 3 Reed Close, Hassocks BN6 9FG

The following REFUSAL was noted:

DM/19/3716 Mill Nursery, London Road, Hassocks

The following notifications of Certificate of Lawful Use or Development and/or General Permitted Development were noted:

DM/19/4205 18 Stanford Avenue, Hassocks BN6 8JL (LDC)
DM/19/4145 10 Chancellors Park, Hassocks BN6 8EZ (LDC)
DM/19/3855 20 Keymer Road, Hassocks BN6 8AN (GDP)

The following WITHDRAWAL was noted:

DM/19/3186 29 Hurst Road, Hassocks BN6 9NL

P19/107 SOUTH DOWNS PARTNERSHIP MANAGEMENT PLAN REVIEW – Members were invited to review the draft new South Downs Partnership Management Plan (PMP) 2020-25 (previously circulated as a background paper) and to note the Statutory Notification letter sent by the South Downs National Park Authority (SDNPA) inviting observations on the proposed changes from Local Authorities and Statutory Consultees. Members noted the draft plan and had no further comments to add.

P19/108 NEW STREET NAMES – Members were invited to consider a request from MSDC regarding street names for the new development on the site of the former golf course. The developer, Bellway Homes, had suggested a list of UK golf courses as the theme for the street naming scheme in keeping with the site's former use. Members were invited to either select 6 names from the suggestions provided, or propose 6 names of the Committee's own choice. After some discussion Members agreed with the proposal to use Golf Club names however proposed that the main road should be called The Fairway.

It was **agreed** that the following six street names would be submitted to MSDC from Hassocks PC:

Road 1 – The Fairway

Road 2, 3 & 4 - St Andrews, Carnoustie and Turnbury

Roads 5 & 6 - Sunningdale and Wentworth.

P19/109 CORRESPONDENCE.

DIDACIOUS DESIGNS. Land West Of The Drove, Ditchling. Members were invited to note correspondence received (Appendix 3 of the agenda) from Didacious Designs regarding application SDNP/18/04155/FUL. Members noted the correspondence and instructed the Deputy Clerk to send a response acknowledging receipt of the letter and confirming that HPC had no further comment beyond that previously made.

P19/110 URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda. There were no urgent matters.

P19/111 DATE OF NEXT MEETING. Monday 16 December 2019.
There being no other business the Chair closed the meeting at 8.40pm

Signed.....Date.....