

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 27 January 2020 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Kristian Berggreen, Robert Brewer, Leslie Campbell (Chair) and Bill Hatton.

In Attendance: Deputy Clerk: Tracy Forte
3 members of the public

P19/132 APOLOGIES FOR ABSENCE. Cllr Nick Owens.

P19/133 DECLARATIONS OF INTEREST. None.

P19/134 MINUTES. RESOLVED that the minutes of the meeting held on 8 January 2020, be signed by the Chair as a true and accurate record of the meeting.

P19/135 PUBLIC PARTICIPATION. Mrs Hayhurst from Ockley Lane, Hassocks reiterated concerns previously shared with the Committee over application DM/18/4979 Land North Of Clayton Mills. Mrs Hayhurst felt that the addition of a right hand filter lane from Ockley Lane into the proposed development site demonstrated an acknowledgement of the need to address highway safety, however she expressed concern that this does not go far enough to make a significant difference. The junction is confusing and furthermore the difficulties surrounding the entrance to Hawthorn Cottage still remains unresolved. Mrs Hayhurst informed the committee that there is not sufficient space between the two entrances to separate them adequately, and that they have continued to request that the developers provide a safe access to Hayhurst Cottage via a side road from the development site. Additionally the proposed pedestrian provision along Ockley Lane does not meet acceptable standards

Furthermore, Mrs Hayhurst believes that Mid Sussex District Council (MDSO) has not recognised the heritage aspect around Ockley Cottages and the Ockley Manor Farm locality. She informed the committee that locality should be addressed as a Hamlet and she was concerned that the lack of recognition for this historic asset will lead to it being lost over time.

Mr Tarling, from Ockley Lane, spoke in opposition of the same application, offering his support to the comments made by Mrs Hayhurst. Mr Tarling informed the Committee that, in his opinion, the proposed amendments to the highway arrangements show no great improvement on the previous plans. Mr Tarling expressed concerns over road safety issues along Ockley Lane and requested that the speed limit should be reduced to 30mph from the top of Ockley Hill. Mr Tarling repeated the concerns raised by Mrs Hayhurst regarding the pedestrian footpaths being insufficient and the Heritage issues. He suggested that Ockley Hamlet should be recognised by the siting of white gates.

P19/136 The Chair proposed considering application DM/18/4979 Land North Of Clayton Mills, Ockley Lane, Hassocks, West Sussex first and this was agreed by all present.

P19/137 APPLICATIONS

DM/18/4979 Land North Of Clayton Mills Ockley Lane Hassocks West Sussex 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. (Further additional information received on the 8th August 2019 in respect of addendums to the Environment Statement and heritage Assessment along with revisions to highway arrangements.). (Applicants response to committee received 13th January 2020).

Members discussed this application in detail. It was made clear that despite the considerable efforts of the Parish Council and residents to oppose the 500 houses, the MSDC site allocation of the Land North of Clayton Mills in the District Plan was approved by the Inspector, Jonathan Bore, and has been included in the now adopted District Plan. Therefore there is no further opportunity to oppose the development site itself. However, the Parish Council can, and will continue to, make recommendations and comments on planning matters related to the application, using local knowledge and in the best interests of Hassocks residents.

After considering the revised highway arrangements, the Committee were in full agreement that the proposed traffic analysis ignores the likely increase in traffic related to the location of a school on the site. It was therefore still considered that the proposed junction arrangements would continue to be insufficient to address the level of increased traffic likely to be generated by the school. The Committee also expressed concerns over the insufficient pedestrian provision along Ockley Lane. In consideration of the comments made by Mrs Hayhurst, in the interests of safety, Members expressed a continuation of support for the Hayhursts in their request to have the access to Hawthorn Cottage moved from Ockley Lane into a side road feeding onto the development. Therefore Members agreed the following comments to be submitted to MSDC:

RECOMMEND REFUSAL. In addition to the comments previously submitted by Hassocks Parish Council on 22 January 2019, 4 July 2019 and 5 September 2019, the Council would also add the following comments:

ACCESS.

The Council continues to consider that the proposed junction arrangements on Ockley Lane will be insufficient to address the increased level of vehicles likely to be generated by additional school related traffic. Therefore for this reason the Council remains expressly concerned about road safety along Ockley Lane.

The Council also continues to support the residents of Hawthorn Cottage in their request for the access to their property to be moved from Ockley Lane onto a side road. Thus allowing the residents a safe access to Hawthorn Cottage.

PEDESTRIAN PROVISION

It is considered that the proposed pedestrian footway along Ockley Lane is inadequate and does not provide an acceptable level of accessibility or inclusivity for pedestrians.

P19/137.1 The three members of the public left the meeting.

DM/20/0063 58 Church Mead Hassocks West Sussex BN6 8BW. Ash - Reduce lower to mid canopy by 3m and upper canopy by 4m. Removal of branch overhanging shed of adjoining property. Response: Awaiting Tree Warden's Report.

DM/20/0011 41 Stafford Way Hassocks West Sussex BN6 8QG Proposed single storey extension to front elevation. Response: RECOMMEND REFUSAL. This proposed development is considered to be unneighbourly, having an adverse effect on the amenities of the residents in adjoining properties. Additionally the proposal does not respect the scale and character of the surrounding properties. Therefore the Council considers that the proposed development is contrary to Policy 9, Character and Design, of the Referendum Hassocks Neighbourhood Plan and DP26, Character and Design, of the District Plan.

DM/20/0008 Silverdene The Quadrant Hassocks West Sussex BN6 8BP Retrospective application for an extension to side elevation, conversion of garage to living area and internal alterations including alteration to windows and doors. Response: RECOMMEND APPROVAL.

DM/19/5187 Allwoods (Hassocks) Ltd Allwoods Nursery London Road Hassocks West Sussex BN6 9NB Replace existing polytunnel with new and remove second polytunnel to

extend turning area for lorries coming to site. Move existing retail sales to new polytunnel.
Response: RECOMMEND APPROVAL.

P19/138 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P19/139 **DECISION NOTICES**

The following APPROVALS were noted:

DM/19/4916	1 Reed Close, Hassocks BN6 9FG
DM/19/4616	Puffins, Ockley Lane, Hassocks.
SDNP/19/05478/HOUS	Halfway, Ditchling Road, Clayton BN6 9PH

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

DM/19/4870	Mill Nursery, London Road, Hassocks
DM/19/4893	Woodside level Crossing, North of The Spinney, Hassocks.
DM/19/4875	17 Damian Way, Hassocks BN6 8BH

The following APPEAL notification was noted:

AP/20/0004 (DM/19/3716)	Mill Nursery, London Road, Hassocks
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P19/140 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** Members were invited to note a letter from Sian Phillips regarding future street naming. Frederick John Wellman developed The Orchard Pleasure Gardens in Hassocks in the early 1900's and Ms Phillips had been recently asked by Mr Wellman's daughter as to whether there was any reference to her father in the village. Therefore Ms Phillips wondered whether the Council would consider the use of 'Wellman' in a future street name. Members noted the letter and this request would be included in a future agenda as appropriate.

P19/141 **DATE OF NEXT MEETING.** Monday 17 February 2020.

There being no other business the Chair closed the meeting at 8.35 pm.

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