

## HASSOCKS PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Monday 12 November 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

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

In Attendance: Deputy Clerk: Tracy Forte

**P18/88 APOLOGIES FOR ABSENCE.** There were no apologies for absence

**P18/89 DECLARATIONS OF INTEREST.** Cllr Mark Higgins declared an interest in application DM/18/4295 11 The Quadrant, Hassocks. It was also noted that the Parish Council had approved a contribution of £10,000 towards the concept of Downlands School Outdoor Performance Area, application WSCC/045/18/HA. However, the proposed plans would be considered on their own merit.

**P18/90 MINUTES.**

**RESOLVED** that the minutes of the meeting held on 22 October 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

**P18/91 PUBLIC PARTICIPATION –** No members of the public were present

**P18/92 APPLICATIONS**

**[WSCC/045/18/HA Downlands Community School, Dale Avenue, Hassocks, BN6 8LP](#)** Outdoor Performance Area. Response: RECOMMEND APPROVAL.

*The Committee does however offers its full support to the following comments submitted by the South Downs National Park Authority, regarding any possible light pollution from this proposed development.*

*“...if any lighting is proposed, the development should include a full appraisal of such to consider what impact it may have on the dark skies of the National Park and if it is appropriate, and if so, if/how it should/can be mitigated to meet the lighting standards of the Institute of Lighting Professionals (ILP) for rural zones.” SDNPA 9.11.18 (Amendment agreed 3.12.18 )*

**[DM/18/4114 Principals House, 6 Ewart Close, Hassocks, BN6 8FJ](#)** Proposed two storey side extension, formation of a double-height porch to the front, a bay window to the rear and a bay window to the south elevation. Enhancements to the existing fenestration to include replacement windows and the insertion of roof windows. Internal alterations and external works adjacent to the property, including new entrance gates. Demolition of the existing detached garage to the front of the property. Response: RECOMMEND APPROVAL

**[DM/18/4140 Mobile Home Wayside, London Road, Hassocks, BN6 9NT](#)** Demolition of existing mobile home and erection of a replacement single storey building for

*ancillary accommodation.* Response: RECOMMEND REFUSAL. The dwelling is un-neighbourly in that it is out of keeping with the other properties in area and as such it is contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan, and DP26 of the District Plan. The proposal is to create a permanent dwelling in a back garden, which is disproportionate to the plot and it is believed that permitting such a development would set a precedent for other similar dwellings in rear gardens in the locality. Furthermore, the Committee considers that the current existing structure is unlawful and should be demolished or removed.

**DM/18/4052 16 Farnham Avenue, Hassocks, BN6 8NS** *Demolition of existing garage with single storey rear extension and loft conversion. Response: RECOMMEND APPROVAL.*

**DM/18/4110 6 Damian Way Hassocks West Sussex BN6 8BH** *Proposed raising of front hip to gable to extend existing loft room, demolish existing rear extension and rebuild. Proposed single storey rear extension and alterations. Response: RECOMMEND APPROVAL.*

**DM/18/4295 11 The Quadrant Hassocks BN6 8BP** *Demolition of existing conservatory and proposed new rear extension with single storey rear/side extension. Cllr Mark Higgins did not participate in the consideration or voting for this application. Response: RECOMMEND APPROVAL.*

**DM/18/4271 20 Ockley Lane Hassocks BN6 8BB.** *Proposed ground floor rear flat roof extension. Response: RECOMMEND APPROVAL.*

**DM/18/2616 Hassocks Golf Club London Road Hassocks BN6 9NA.** *Comprehensive redevelopment of the site comprising of 165 residential units (Use Class C3), landscaping, car parking and associated drainage and access works. Amended plans received 26 October showing revised elevations, street scenes and landscaping.*

The Committee discussed the amended application in detail, and reflected upon previous comments made by the Council. The majority of Members were minded to approve the application. The Chair invited Members to note the following response submitted to MSDC, on this application, on 3.9.18 by Hurstpierpoint and Sayers Common Parish Council raising concerns regarding cycle route provision.

‘ “It was understood that one of the key enablers for the proposed WSCC Albourne/Hurstpierpoint/Hassocks/Ditchling cycle route was a s106 contribution from the proposed development of Hassocks Golf Course under DM/18/2616. It is therefore disappointing to note that there appears to be no provision within the current plan to upgrade to a cycle path the extant PROW through the proposed site, or to anchor the proposed development within an east/west Albourne/Hurstpierpoint/Ditchling cycle route. Indeed the supporting Travel Plan and associated WYG Residential Travel Plan acknowledge by default the limited existing and below scale joint use cycle path that exists along the London Road to Burgess Hill. Also, the uncontrolled crossing across the London Road via a central refuge, but again makes no provision for a dedicated

link to that cycle path, or in upgrading its current provision. Instead, and without any obvious supporting evidence, the Travel Plan makes the assertion that “there are many opportunities for traffic-free cycling”.

“It is recommended that the application as presented does not support, or enable the extant WSCC Cycling Strategy 2016-26, and fails to make any supporting realistic provision, beyond cycle storage, for the much sought after additional, and dedicated, cycle paths and routes within the area (including the proposed east/west Albourne/Hurstpierpoint/Ditchling cycle route). This shortfall should be addressed.”

The relevant paragraphs from the supporting Hassocks Golf Club Residential Travel Plan June 2018 and supporting WYG Residential Travel Plan are extracted below for your information:

“2.8 The site is well placed to reach key destinations within a comfortable cycling distance time, such as Hassocks and Burgess Hill. As well as locations just beyond such as Haywards Heath and Brighton which would be acceptable cycle distance for a lot of cyclists. The site is therefore well placed to encourage journeys by bike based on its location alone.

2.9 As discussed previously, there is a shared footway / cycleway facility located at eastern edge of the London Road carriageway that extends towards Burges Hill. If required to travel within the carriageway, the surrounding roads are generally flat and wide enough to comfortably accommodate cyclists within the carriageway. The above details highlight how there are excellent opportunities for safe cycling to the surrounding areas, with many opportunities for traffic-free cycling.”

“4.4.5 In the immediate vicinity of the site, the A273 London Road has a shared off-road footway / cycleway on the eastern side which runs from the Jane Murray Way roundabout at the southern end of Burgess Hill in the north to Shepherds Walk approximately 170m to the south of the site access. From this southern location, the footway narrows and continues south as a pedestrian only route but links into footways on the minor residential streets including Shepherds Way, Little Copse and Standford Way. These minor residential streets provide a lightly trafficked on-street cycle route through to Hassocks Railway Station.

4.4.6 Just south of the Golf Club access is a central refuge where the foot way / cycle way crosses London Road and connects with a short section of shared use path linking south to Reed Close.” ’

**Hurstpierpoint and Sayers Common Parish Council. 3 September 2018**

Hassocks Planning Committee members were in full agreement of this response and echoed concerns that WSCC appear to have failed to support its own Cycling Strategy 2016-26. Following a discussion, the Committee voted on this application, and the majority of Members agreed to recommend approval.

Response: RECOMMEND CONDITIONAL APPROVAL. Hassocks Parish Council recommends approval of this application, subject to MSDC giving cognizance to the comments submitted by Hurstpierpoint and Sayers Common Parish Council on 3

September 2018. These comments refer to Cycle way provision, and ensuring that the layout and cycling infrastructure of the Golf Course enables the WSCC Cycling Strategy 2016-26 to be successfully implemented with regard to an off-road east-west cycle route. It is of some concern that WSCC appears to have failed to support its own extant WSCC Cycle Strategy 2016-26, and it is recommended that this application will be modified to reflect the previously cited upgrades and much needed attention required to improve east/west cycle paths and routes.

[DM/18/4401 11 Ravenswood Hassocks West Sussex BN6 8PB](#) *Proposed single storey kitchen extension to front with Velux roof window and realign front entrance door. Response: RECOMMEND APPROVAL.*

[DM/18/4406 18 Stanford Avenue Hassocks West Sussex BN6 8JL](#) *Proposed single storey rear extension. The Deputy Clerk informed the Committee that this application had been **withdrawn**.*

**P18/93**      **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

**P18/94**      **DECISION NOTICES**

The following APPROVALS were noted:

DM/18/3806	Land West of London Road, Hassocks
DM/18/3932	127 Grand Avenue, Hassocks, BN6 8DH
DM/18/3584	85 Mackie Avenue, Hassocks, BN6 8NJ
DM/18/3558	21 Hurst Road, Hassocks, BN6 9NJ
DM/18/3483	Land West of London Road, Hassocks

The following Application Withdrawal was noted:

DM/18/3833	97 Dale Avenue, Hassocks, BN6 8LR
DM/18/4406	18 Stanford Avenue, Hassocks, BN6 8JL

**P18/95**      **CORRESPONDENCE. Mid Sussex District Council Planning Policy Update.** Following a decision at the Planning meeting held on 22 October (Minute: P18/85), Members were invited to consider a representation to be submitted to MSDC on behalf of Hassocks Parish Council, in response to two draft planning policy documents. The Statement of Community Involvement, and Advice on the use of Planning Performance Agreements in the District. The Committee discussed the documents and were fully agreed that both documents were a welcome and positive contribution to MSDC Planning Policy.

Therefore it was RESOLVED that Hassocks PC should submit a consultation response fully supporting the draft Statement of Community Involvement, and Advice on the use of Planning Performance Agreements, and the Deputy Clerk was requested so to do.

**P18/96**      **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

**P18/97**      **DATE OF NEXT MEETING** Monday 3 December at 7.30 pm

There being no other business the Chair closed the meeting at 8.30 pm

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