

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 19 November 2012 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present: Leslie Campbell (Chairman) Frank Rylance
 Jane Baker Penny Wadsworth
 Judith Foot Bill Hatton

Clerk: Linda Baker

Also present were six members of the public.

1. **Apology for Absence.** An apology for absence was received from Chris Bere.
2. **Declarations of Interest.** None.
The meeting was adjourned for public participation. Julia Brown and Eric Hutton spoke to oppose application SDNP/12/02530/FUL, land at Brighton Road, Hassocks, Mr Sanders spoke to oppose application HA/12/03694/FUL, 5 The Minnells, Hassocks, Ann Ladd spoke to oppose application HA/12/03538/FUL, 4A Downs View Road, Hassocks, and Graham Wilson, the applicant, spoke in support of the latter application.
3. **Minutes of the Meeting held on 29 October 2012.** The minutes were taken as read, agreed by the meeting, and signed by the Chairman as a correct record.
4. **Applications.**
 - HA/12/03538/FUL 4A Downs View Road, Hassocks.**
Erection of garden shed to front of bungalow.
Response: recommend approval.
 - HA/12/03693/FUL 2 Keymer Terrace, Keymer Road, Hassocks.**
Single storey and two storey rear extension.
Response: recommend approval.
 - HA/12/03694/FUL 5 The Minnells, Hassocks.**
Proposed new single storey 3 bed bungalow within side garden.
Response: recommend refusal.
The proposal would be over-development of the site, out of character and detrimental to the amenity of the surrounding area. There are also concerns about the access.
 - HA/12/03704/LDC 19 Highlands Close, Hassocks.**
Single storey extension.
Response: noted.
 - HA/12/03707/FUL 42 Chancellors Park, Hassocks.**
Side extension to replace garage.

Response: recommend approval.

HA/12/03749/FUL 10 Beacon Hurst, Hassocks.

Extension to enlarge dining room and bedroom above single storey porch.

Response: recommend approval.

HA/12/03644/TREE 1 Stonepound Ridge, Hassocks.

3 yews, reduce height, sycamore, reduce branches, oak, reduce branches, yew remove single branch.

Response: await response from the Tree Warden.

HA/12/03748/FUL CCHF All About Kids, Stafford House, 91 Keymer Road, Hassocks.

Conversion of Stafford House into 4 apartments, and erection of 10 houses in the grounds.

Response: recommend approval.

SDNP/12/02668/CND Court Farm, Keymer Road, Ditchling.

Variation of condition 5 of planning approval LW/09/0609, to allow cows of all ages to be accommodated in the yard.

Response: recommend refusal.

The proposal would cause encroachment on the strategic gap between Hassocks and Ditchling, cause an increase in traffic to and from the site, and create more waste products of potential harm to the environment.

SDNP/12/02530/FUL Land Parcel at 530024 114907, Brighton Road, Hassocks.

Proposed extension to the South Downs Heritage Centre to include the improvement of an existing barn, the erection of a new educational barn, 9 Eco-Lodges and associated access and parking and landscaping. Change of use of land to provide 3 new football pitches with single storey associated changing room building.

Response: recommend refusal, and request that the application is considered by the SDNP Planning Committee.

The application does not comply with MSDC Policy C4 which states that development will not be permitted in the Sussex Downs and High Weald Areas of Outstanding Natural Beauty unless:

- (a) it is reasonably necessary for the purposes of agriculture or some other use which has to be located in the countryside,
- (b) it is essential for local social and /or economic needs, or
- (c) it can be demonstrated that the development would be in the national interest and that no suitable sites are available elsewhere.

Regarding the availability of suitable sites elsewhere, there is currently a large unused licensed camping and caravan park in Lodge Lane, Hassocks. This would be a far more suitable site for a development of this type.

Access would be via the A273, a very busy road with a 50 mph speed limit at this location. The entrance is very close to the existing entrance to the South Downs Garden Centre, which is used by a large number of vehicles, and would present a significant road safety hazard.

A flooding problem already exists in this area. The source is thought to emanate from the application site where it is suspected that land levels have been raised. Further development could exacerbate the current situation. The application will introduce on-site access and security lighting which will cause light pollution and is completely out of character with the area which includes Clayton Hamlet, which has a policy of no street lighting in order that light pollution is kept to an absolute minimum.

Similarly the additional football pitches will cause more noise nuisance and further increase vehicle movements. There is little evidence of a local need for additional football pitches and Hassocks Football Club attracts a number of visitors from outside the village rather than local residents, so there would be increased traffic if the provision on site was increased.

It would represent further encroachment into the green gap between Hassocks village and Clayton hamlet.

The Heritage Centre in the South Downs Garden Centre does not appear to be much used, so there is no proven need to expand the facility, and moving the centre would only further increase the non horticultural retail space.

When an application for a similar scheme for lodges was made in 2010, (application HA/10/01344/COU, letter dated 24 May 2010 refers), the Board of Directors of South Downs Nurseries, which is owned by the current applicant, Mr Tate, wrote to object to the development on the grounds there was no need for a development of this sort on the site, flooding is an issue, this is “an important rural break around Hassocks that should be protected” and “the spread of development to the south of Hassocks into an essential rural area needs to be prevented to maintain the tranquil enjoyment of the area for local residents”. Mr Tate also wrote himself to object to application HA/10/01344/COU in a letter dated 22 May 2010, citing traffic, flood risk, nuisance, undue safety risk, lighting would be wholly inappropriate, commercial development in the open countryside “would be wholly inappropriate”, such a development “could be easily located elsewhere in a more suitable location”, “there are already an adequate number of football pitches in Hassocks”, “the developer states that there is a shortage of holiday accommodation in the Hassocks area. It is noted that the large camping site on the other side of Hassocks in Lodge Lane is currently vacant so this is not the case”. Mr Tate concludes the application “is wholly inappropriate, both in an area that is a protected part of the SDNP and is immediately adjacent to two rural dwellings”. The Parish Council concurs with all the objections Mr Tate had to the earlier application which are applicable to the current application.

Licensing 12/02377/LAPRM The Purple Carrot, 4 Station Approach, Hassocks. Premises licence. Response: no objection.

5. **Results.** The following applications were APPROVED:
12/03279/TREE, 27 Mackie Avenue, Hassocks

12/03165/TREE Land adj. To Hassocks Railway Station, Station Approach West, Hassocks.

12/03174/TREE 9 The Poplars, Hassocks

12/03205/FUL Barclays Bank, 19 Keymer Road, Hassocks

12/03207/ADV Barclays Bank, Hassocks

12/03235/FUL Sandbanks, South Bank, Hassocks

SDNP/12/01945/LIS Hillside Cottage, Underhill Lane, Clayton

SDNP/12/02175/HOUS Streamside, The Crescent, Hassocks

SDNP/12/01944/HOUS Hillside Cottage, Underhill Lane, Clayton.

The following LDC had been granted:

HA/12/03116/LDC 17 Little Copse Road, Hassocks.

The following REFUSAL was noted:

HA/12/03107/TREE Land adj to 15 Clerk's Acre, Hassocks.

6. **Clayton Mills.** There was nothing to report. This would be taken off the agenda as a standing item.
7. **Grand Avenue Traffic Calming.** There was nothing to report.
8. **Date of Next Meeting.** 10 December 2012 at 7.30 pm.

There being no other business, the Chairman closed the meeting at 8.45 pm.

Chairman.....

Date.....