

HASSOCKS PARISH COUNCIL

Minutes of the Extra-Ordinary Meeting of the Parish Council held on 24 September 2013 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present: David Cumberland (Chairman) Paul King
Chris Bere Frank Rylance
Leslie Campbell Penny Wadsworth
Steven Ecroyd Ian Weir (for item 4)
Judith Foot Bill Hatton

Clerk: Linda Baker

Also present were County Councillor Andy Petch and twenty seven members of the public.

13/107 Apologies for Absence. Apologies for absence were received from Jane Baker and Alan Berry, who were away, Sue Hatton, who was unwell, and Darryl Sinclair. Absent without apology, Peter Gibbons.

13/108 Declarations of Interest. None.

13/109 Protocol for Discussions with Developers. A draft protocol had been circulated, and a revised version was tabled at the meeting.

RESOLVED that the revised protocol should be adopted, (copy attached) with the inclusion of a provision that meetings with developers should be confidential and not open to the public to attend.

13/110. Facilities or Infrastructure the Council wishes to see provided as part of any future developments in the village. Bill Hatton explained the current S106 provisions towards infrastructure. It was the government's intention that S106 agreements would be replaced by a Community Infrastructure Levy on new developments, but the details and scale of charges of the new scheme had not yet been finalised. The council considered what facilities or infrastructure it would like to see provided as part of any new development in the village, over and above the requirements of S106, and not forming part of any planning consideration.

The items suggested at the meeting were:

- Improved facilities for young people, as an example a new skatepark
- A new health centre
- A contribution towards the schemes to mitigate parking problems in the village
- Improvements to rights of way, cycle paths, and access to the South Downs
- More public open space, and buffer zones to prevent further development outside of the built up area

- A swimming pool

It was agreed that these items would be considered as part of the development of the Neighbourhood Plan for Hassocks, which would be the subject of public consultation, and could be brought forward in any discussions with developers.

There being no other business, the Chairman closed the meeting at 8.00 pm.

Chairman.....

Date.....

HASSOCKS PARISH COUNCIL

Protocol for Dealing with Approaches From and Discussions with Developers.

1. Introduction.

1.1 Discussions between developers, their agents, and the parish council are encouraged to achieve the best outcome and for the benefit of the village.

1.2 As soon as any approach by developers or landowners regarding potential development in the parish is made, the Clerk will inform the Chairman of the Parish Council and the Chairmen of the Planning and Neighbourhood Plan committees and all other councillors.

2. Attendance of Councillors at Meetings with Developers.

2.1 Once notification to councillors has been made as in 1.2 above, the Chairman of the Parish Council, and the Chairmen of the Planning and Neighbourhood Plan committees, can attend meetings with developers, with the Clerk present.

2.2 These meetings will be confidential, and the public will not be permitted to attend.

2.3 Minutes will be taken at all meetings.

2.4 Councillors will be notified of such meetings, and any councillors who wish to attend may do so.

2.5 At the start of the meeting, the Clerk will explain the role of councillors at the meeting. That role is to listen to the discussion, identify issues that the developer will need to consider, and represent community interests. It will not be possible for councillors to enter into negotiations or express a view on the proposals, as, if and when an application is submitted, the council will need to balance all material considerations before reaching a recommendation.

2.6 If at any point in the discussions the developer presses councillors to take part in negotiations or express a view, the Clerk will remind the meeting of the role of councillors.

3. Presentations by Developers to Committees

3.1 If a proposal is particularly significant or has more than just local implications, a developer may be invited to make a presentation to either or both the Planning Committee and the Neighbourhood Plan Committee.

3.2 Details will be circulated to all councillors. Generally this will not be a public meeting. The Clerk will be in attendance.

3.3 At the start of the presentation the Chairman of the Committee will make it clear that councillors will listen to the presentation, will identify issues that the developer will need to consider further, represent community interests and ask questions, but that it will not be possible for councillors to enter into negotiations or express a view, as the council will need balance all material considerations before reaching a recommendation on an application.

3.4 If at any point in the discussions the developer presses for a view, or seeks to negotiate with councillors, the Chairman will remind everyone present of the role of councillors at the meeting, as in 3.3 above.

4. Action by Councillors.:

4.1 Councillors must

- Inform the Clerk of any approaches from developers at once
- Familiarise themselves with the Code of Conduct and follow it when representing the parish council
- Be aware of what personal and prejudicial interests are- refer to the Clerk or the MSDC Monitoring Officer
- Keep their Register of Interests up to date
- Be prepared to hold discussions with developers before a planning application is made
- Be aware that you can engage in discussions but must have an open mind when considering planning applications

4.2 Councillors must not:

- Meet developers alone or in small, informal groups
- put themselves in a position where they favour any person, company or group, or appear to favour a person, company or group
- Attend meetings or be involved in decision making where they have a prejudicial interest
- Prejudge or be seen to prejudge an issue where they are a decision maker as part of a council committee

24 September 2013.