

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 25 November 2014 at 10.00 am in the Parish Centre, Adastra Park, Hassocks.

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

Clerk: Linda Baker

In attendance: Sue Hatton, and one member of the public.

- 1. Apologies for Absence.** An apology for absence was received from Chris Bere.
- 2. Declarations of Interest.** None.
Public Participation. There were no comments from the public.
- 3. AP/14/0052 Land Parcel at London Road, Hassocks.** Parish Council representatives had attended the MSDC District Planning Committee meeting on 20 November 2014, when the committee had agreed to defer a decision on the appeal to 11 December 2014 pending further information on Stonepound traffic and clarification on the environmental issues. It was understood that the appeal date had been changed, but the parish council had not been notified of this change as yet. It was agreed to work towards the timetable set out in the letter from the Planning Inspectorate, with submissions required by 3 December 2014, until the parish council was advised otherwise.
The committee discussed attendance at the appeal. The parish council could make representations at the appeal, and Bill Hatton was willing to reiterate the points the parish council had made in recommending refusal of the application to MSDC.
It had been suggested that the parish council might be a Rule 6 party in the appeal, but this would be a very onerous and potentially very expensive step for the parish council to take, particularly if MSDC decided to withdraw its objections. The council would need to be professionally represented, probably including expert witnesses and a planning barrister, and as a Rule 6 party any evidence the parish council presented, and the representations made on the council's behalf, would be challenged and witnesses cross examined by Gleasons' representatives.
The Neighbourhood Plan Working Group had not yet completed the assessment of potential building sites in the village, so it would be premature to commit considerable resources to opposing a planning application on this site when it was not yet known if it might or might not be included in the draft Neighbourhood Plan as a potential site for development. There was likely to be considerable opposition to any greenfield development in the village, but some greenfield development might be inevitable to meet the housing

requirement, and pass independent inspection, so the council might need to include some sites in the Plan, which would no doubt be opposed by residents most closely affected. If the parish council committed resources to becoming a Rule 6 party in this case, it would set a precedent for the numerous other sites likely to come forward in the future. Any decision on committing resources would need to go to full council for consideration.

The committee RESOLVED that:

A copy of the previous objections made by the parish council's Planning Committee to development on Land Parcel at London Road Hassocks would be sent to the Planning Inspectorate

A copy of the request made by Chairman of the parish council's Planning Committee at the MSDC Planning meeting on 20 November 2014, that MSDC does not withdraw objections 2 and 3 to the application, and includes a further objection on the Local Gap, would be sent to MSDC

A representative of the parish council's Planning Committee would attend the 11 December 2014 MSDC District Planning Committee, and members were asked to confirm their availability

The committee did not support the council becoming a Rule 6 Party to the appeal, but would make representations opposing the appeal to the Planning Inquiry

The Neighbourhood Plan Working Group would be asked to consider what representations should be made at the appeal, and

Full council should be asked to consider the matter and any recommendations from the Planning Committee and the Neighbourhood Plan Working Group at its next meeting.

4. Date of Next Meeting. 8 December 2014 at 7.30 pm.

There being no other business the Chairman closed the meeting at 10.45 am.

Chairman.....

Date.....