

HASSOCKS PARISH COUNCIL

A meeting of the **PLANNING COMMITTEE** will be held on **Monday 10 October 2016** at **7.30pm** in the Parish Centre, Adastra Park, Hassocks

AGENDA

1. **APOLOGIES OF ABSENCE**
2. **DECLARATIONS OF INTEREST**
Disclosure by Councillors of personal and/or pecuniary interests in matters on the agenda and whether the Councillors regard their interest as prejudicial/pecuniary under the terms of the Code of Conduct.
3. **MINUTES**
To accept the Minutes of the Meeting held on 19 September 2016.
4. **PUBLIC PARTICIPATION**
5. **APPLICATIONS (Copies of each application are held in the Parish Office, and you may find it helpful to consult these prior to the meeting, and make site visits if necessary)**
 - 5.1 **DM/16/3470 14 Semley Road, Hassocks, BN6 8PE.** Rear Single Storey Extension. (Application for a Lawful development Certificate)
 - 5.2 **DM/16/3736 Courtlands, South Bank, Hassocks BN6 8JP.** Convert existing integral garage to 4th bedroom with ensuite shower room and construct a single garage to the side of the existing bungalow. (Application for a Lawful Development Certificate)
 - 5.3 **DM/16/3868 The Ham, 24 Hurst Road, Hassocks BN6 9NN.** Erection of new split level dwelling house, with accommodation on ground and lower ground floors. Creation of replacement vehicle access into Hurst Road. This application seeks amendments to the application granted approval under ref. DM/16/2776, to include the construction of a garage over part of the already approved lower ground floor accommodation.
 - 5.4 **SDNP/16/04612/HOUS The Springs, Spring Lane, Clayton BN6 9PN.** Retrospective application for detached timber framed carport.
 - 5.5 **SDNP/16/04614/FUL. Down Under, Lodge Lane, Hassocks BN6 8XP.** Re-construction of single storey timber building to be used as a holiday let to support the farming enterprise at Lodge Farm.
 - 5.6 **DM/16/3963 18 London Road, Hassocks BN6 9NT.** Proposed two storey rear extension and single storey porch.
 - 5.7 **DM/16/4012 14 Bonnywood Road, Hassocks BN6 8HR.** Proposed extension to front of dwelling.
 - 5.8 **DM/16/4053 14 The Minnells, Hassocks BN6 8QW.** (T1) Oak Tree – overall crown reduction of 2m.
 - 5.9 **DM/16/4059 New Close Farm, London Road, Hassocks BN6 9ND.** Adaption of attached stables for residential use and garaging. Works have been completed for over four years with full permission. However planning conditions of application 06/000595/FUL not satisfactorily discharged.
 - 5.10 **DM/16/4063 New Close Farm, London Road, Hassocks, BN6 9ND.** Erection of workshop building and erection of stabling as previously approved under planning application 06/00595/FUL.

6. DECISION NOTICES

7. CORRESPONDANCE

7.1 To note correspondence from Mid Sussex District Council regarding Planning Proposal DM/15/0626 - Land to the Rear of Friars Oak London Road, Hassocks, West Sussex. (Appendix 1).

To consider the attendance of a representative from Hassocks Parish Council at the District Wide Committee meeting to be held at 2pm on 13 October 2016 to address the Committee regarding the above application.

6.2 To note correspondence from Cllr Andrew MacNaughton, Mid Sussex District Council re: South Downs National Park planning. (Appendix 2)

8. DATE OF NEXT MEETING. Monday 31 October 2016 at 7.30pm

Please Note

All members of the public are welcome to attend meetings of the Parish Council and its Committees.

Item 4 – a period of 15 minutes will be set aside for the public statements and questions relating to the published non-confidential business of the Meeting.

It may be necessary to consider particular items in confidential session and where this arises, these items will be considered at the end of the agenda.

Clerk



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CONTACT: Mr Steven King
PHONE: 01444 477556
E-MAIL: steven.king@midsussex.gov.uk
OUR REF: DM/15/0626
DATE: 4th October 2016

Dear Sir/Madam

PROPOSAL: HYBRID PLANNING APPLICATION COMPRISING OUTLINE APPLICATION FOR ACCESS ONLY FOR RESIDENTIAL DEVELOPMENT OF 130 DWELLINGS CONSISTING OF 12NO. 1 BED APARTMENTS, 27NO. 2 BED HOUSES, 47NO. 3 BED HOUSES AND 44NO. 4 BED HOUSES AND ASSOCIATED ACCESS, TOGETHER WITH CHANGE OF USE OF PART OF LAND TO FORM COUNTRY OPEN SPACE. (DESCRIPTION AMENDED 15/4/16)

LOCATION: LAND TO THE REAR OF FRIARS OAK LONDON ROAD HASSOCKS WEST SUSSEX

I refer to the above application. This will be considered by District Wide Committee on 13th October 2016.

The meeting starts at 2.00 pm and will be held at the Council Chamber, Mid Sussex District Council, Oaklands Road, Haywards Heath.

The application is recommended for **Permission**.

The agenda of the meeting, including the report, is now available for inspection at the Council offices between the hours of 9.00 am - 5.00 pm Monday - Thursday and 9.00 am - 4.00 pm Friday. Alternatively the agenda will be available for inspection on the Council's website www.midsussex.gov.uk/agendas - use the 'Planning Committees' link, 5 days prior to the committee meeting on 13th October 2016.

In addition to attending to listen to any debate on the item, there is an opportunity for up to 3 objectors, a representative of the Parish/Town Council and up to 3 supporters to address the Committee. Each speaker is able to address the meeting for a maximum of 3 minutes. No questions or further comment will be permitted from the speakers.

Please note there is a requirement for those wishing to speak to register with staff on duty at the above venue between 1.00 pm and 1.30 pm on the day of the meeting. You will be briefed on the procedures for public speaking prior to the start of the meeting. An explanatory leaflet called 'PL2 - Public Involvement in Planning' is available from the department or via our website www.midsussex.gov.uk/planningleaflets.

While there is the opportunity to speak at planning meetings, there is no obligation to do so. Comments sent in writing will still be taken into account, whether you choose to speak at the meeting or not. There may be occasions where an application is withdrawn by the applicant and in these circumstances it may not be possible to advise you prior to the meeting.

Yours faithfully

Development Manager



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Contact:

Councillor Andrew MacNaughton Tel: 01293 522817
email: andrew.macnaughton@midsussex.gov.uk

Your Ref:

Our Ref: AMN/RS

Date:

3rd October 2016

By e-mail only

Dear Sirs

Re: South Downs National Park

As you will be aware Mid Sussex District Council, along with all other Councils in the South Downs National Park (SDNP) area, has been providing the development management service since it was established in June 2011.

This arrangement ends in March 2017 and as a consequence we have reviewed this arrangement. Of the original 14 host Councils only 7, including Mid Sussex, have continued to provide this service.

Following a careful review of the advantages and disadvantages of providing the service, it has been decided that Mid Sussex District Council will not seek to extend the agreement after the 31st March 2017. The implication of this decision is that the SDNPA would provide the development management planning service.

The main reasons for this decision include the following:

- Work volumes have been generally rising year on year since the recession of 2007/08 and our withdrawal from the service will allow us to focus our resources on planning work within the Mid Sussex planning area thereby improving decision making and customer service;
- Our Planning Investigation Team report a disproportionate amount of staff resource involved in resolving enforcement cases with the Park. Examples include Pump House, Clappers Lane, Fulking; Pondtail Wood Poynings and Market Garden Clappers Lane Fulking. Such work also has significant implications for the Council's legal service.
- The use of the Park's IT system can be less efficient than using our own and an equivalent piece of work carried out in the Park takes longer than using the Council's own procedures and procedures.

It is anticipated that our withdrawal would not be to the detriment of your Authority or local residents. In fact the current arrangement can cause confusion about accountability in terms of which Authority is responsible for individual decisions on planning applications and enforcement cases. Our withdrawal from the service will provide clarity.

Parish Councils will still receive the weekly list of applications received and be consulted in the usual way, albeit by the SDNPA direct. It would be for the SDNPA to decide how it would provide the service, but it's likely that it would be provided by planning officers who deal with planning applications within the Park on a full time basis. In this way consistency of decision making, a clear understanding of the issues that are faced by communities across the Park and the purposes and duty of the SDNPA would be provided.

Working together for a better Mid Sussex



INVESTOR IN PEOPLE

Councillor Andrew MacNaughton
Cabinet Member for Planning



May I reassure you that MSDC will continue to provide the planning service until the expiry of the agreement and will work closely with our colleagues at the SDNPA to ensure a smooth handover in the meantime. I hope this information is useful but please feel free to contact Nick Rogers at the District Council (Nick.Rogers@Midsussex.gov.uk) or Stephen Cantwell at the SDNPA (Stephen.Cantwell@southdowns.gov.uk) if you have any queries

Yours sincerely

Councillor Andrew MacNaughton
Cabinet Member for Planning