

HASSOCKS PARISH COUNCIL

To: All Members of the Planning Committee (Jane Baker, Leslie Campbell, Judith Foot, Bill Hatton, Sue Hatton, Peter Gibbons, Nick Owens and Victoria Standfast) and with copies to all other Councillors for information.

A meeting of the **PLANNING COMMITTEE** will be held on **Monday 23 January 2017** 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 3 January 2017.

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/16/5501 88 Friars Oak Road, Hassocks BN6 8PY. Proposed loft conversion with hip to gable extension, to include a rear dormer and two rooflights to the front elevation.

5.2 DM/16/5563 60 London Road, Hassocks BN6 9NU. Proposed detached 2 bedroom dwelling to the rear of London Road, Hassocks, BN6 9NU.

5.3 DM/16/5536 47 Mackie Avenue, Hassocks BN6 8NH. Single storey rear extension.

5.4 DM/15/5650 Demolition of existing industrial unit and erection of four new build houses. Three 3 storey and one 1 storey, with associated landscaping.

5.5 DM/16/5678 12 Highlands Close, Hassocks BN6 8LD. Proposed rear extension and loft conversion.

5.6 DM/17/0057 Trees to Rear Of 1,2 and 3 Flowers Close and adjacent to 14 Flowers Close, Hassocks. T1/T2 Oak –Remove lowest limbs back to trunk and on garden side by up to 2 metres. T3 Ash – Reduce crown by up to 2 metres. T4 Sycamore – Lift crown by up to 2 metres.

5.7 WSCC/003/17/HA Hassocks Infant School, Chancellors Park, Hassocks. Application of temporary planning permission for the erection of a single storey modular building for a total of 25 No. Adults. Proposed minor alterations to existing car park area at Hassocks Infant School to accommodate new building.

6. PLANNING APPEALS.

- 6.1 **AP/16/0086 Rose Court, North Bank, Hassocks.** Removal of condition 7 relating to planning application CN/23/87 in respect of flats 2,5,6,9 and 10 – Removal of age restriction. The Committee is asked to note this appeal.
- 6.2 **AP/17/0003 Land to the Rear of Friars Oak, London Road, Hassocks.** Hybrid planning application comprising outline application for access only for residential development of 130 dwellings consisting of 12 no. 1 bed apartments, 27 no. 2 bed houses, 47 no. 3 bed houses and 44 no. 4 bed house and associated access, together with change of use of part of land to form open country space. The Committee is asked to note this appeal.

7. DECISION NOTICES

8. **MID SUSSEX TRANSPORT STUDY.** Further to Minute 17/589 from the Planning meeting held on 3 January 2017 referring to obtaining all copies of West Sussex County Council (WSSCC) Air Quality and Traffic. Members are asked to note that the Transport Study in question was produced by Mid Sussex District Council (MSDC) and that confirmation has been received that all copies and versions of this document are available on the MSDC website page as below:

<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/mid-sussex-transport-study/>.

9. CORRESPONDENCE:

- 9.1 **Hassocks Infant School – Proposed warning sign adjustments.** Members are invited to consider the response from WSSCC to previous comments made by the Planning Committee on the proposed adjustments. (Appendix 1)
- 9.2 **Proposed Submission Draft West Sussex Joint Minerals Local Plan** To note related correspondence received from West Sussex County Council and South Downs National Park Authority, and to consider any comments the Committee may wish to submit. (Attached: Appendix 2).

10. DATE OF NEXT MEETING. Monday 13 February 2017 at 7.30pm

Clerk

17.1.17

APPENDIX 1

HASSOCKS PARISH COUNCIL

To: Planning Committee

Agenda Item 10.1

Date: 23 January 2017

Contacts for this report: Deputy Clerk

Subject: **Hassocks Infants School – Proposed School Warning Sign Adjustment**

1. The purpose of this report is to update members on comments from the Project Officer responsible for the Hassocks Infant School proposed Warning Signs Adjustments, in response to comments previously submitted by the Planning Committee.
2. Planning Meeting 12.12.16. Minute Ref: 564.2
The Committee considered the amended proposals and concurred with the value of the illuminated signs on Keymer Road either side of Hassocks Infant School. However the question was raised as to why an additional illuminated sign was not to be placed on Grand Avenue on the approach to the junction of Keymer Road and the location of the school crossing patrol. The Committee were not clear as to the value of the additional warning signage to be placed in Chancellors Park
3. Additional illuminated sign in Grand Ave –
4. Response from WSCC - *Vehicles in Grand Ave are required to give way at the junction so will be reducing speed as they approach so it is not felt that an illuminating sign would provide additional benefit. It was noted that the existing warning / Patrol sign in Grand Ave is partially obscured by trees and probably more so in the summer months. It may be possible to relocate this sign and combine it with the bus stop sign near to number 2 Grand Ave and closer to the junction with Keymer Road. However this may lead to a complaint from the local resident. We will investigate further.*
5. Signs in Chancellors Park –
6. Response from WSCC - *Apart from the keep clear road marking the entrance / exit to the school is not well defined from a drivers perspective therefore we recommend that these signs are provided.*
7. The Committee is invited to note the above responses and to consider whether it wishes to make any further comments on this matter.

APPENDIX 2

HASSOCKS PARISH COUNCIL

To: Planning Committee

Agenda Item 10.2

Date: 23 January 2017

Contacts for this report: Deputy Clerk

Subject: West Sussex Joint Minerals Local Plan: Proposed Submission Draft.

On Behalf Of PL MWDF

Sent: 16 January 2017 09:09

Subject: Publication of the Proposed Submission Draft West Sussex Joint Minerals Local Plan (Regulation 19)

Dear Stakeholder,

West Sussex County Council and the South Downs National Park Authority are working in partnership to prepare a new Joint Minerals Local Plan for West Sussex. This will replace the existing Minerals Local Plan (2003).

The Plan has now been published, prior to its submission to the Secretary of State, to allow for representations to be made on its 'soundness' and 'legal compliance', until 13 March 2017.

Attached to this email is a covering letter providing further information, as well as our Statement of Representations Procedure.

For further information on the West Sussex Joint Minerals Local Plan, please visit www.westsussex.gov.uk/mwdf.

Kind regards,

Strategic Planning Team.



Working in Partnership



16 January 2017

Dear Sir/Madam,

Publication of the Proposed Submission Draft of the West Sussex Joint Minerals Local Plan (Regulation 19)

In partnership, West Sussex County Council and the South Downs National Park Authority have prepared a Joint Minerals Local Plan which includes strategic mineral site allocations.

The responses received to the "Have your say on the Minerals Local Plan" consultation during Spring 2016 (under Regulation 18), as well as further technical work, have informed the preparation of the Proposed Submission Draft of the Joint Minerals Local Plan.

The draft Joint Minerals Local Plan has four key areas:

- A vision and 'strategic objectives' for future mineral development in West Sussex.
- Ten 'mineral and use-specific' policies which will achieve the strategic objectives for different mineral activities (policies M1-M10).
- Fifteen 'development management' policies which will ensure that there would be no unacceptable harm to the environment and communities of West Sussex (policies M12-M26).
- Two mineral site allocations which will help make an important contribution to meeting the need for minerals (Policy M11):
 - Ham Farm, near Steyning (soft sand)
 - Land adjacent to West Hoathly Brickworks, West Hoathly (brick clay)

The draft plan has been published prior to its submission to the Secretary of State to allow representations to be made on its 'soundness' and 'legal compliance'.

Representations can be made up until **5pm on Monday 13 March 2017.**

Following this period, the Plan and supporting evidence base, and the representations received will be considered by a Government-appointed Planning Inspector, at an examination-in-public to be held in summer 2017. Once adopted, the Joint Minerals Local Plan will provide the basis for making consistent land-use planning decisions about planning applications for minerals development.

Accompanying this letter is a 'Statement of Representation Procedures' which sets out details of the representations period and where documents can be obtained, including Representation Forms and Guidance Notes on how representations are to be made.

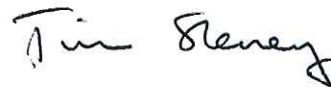
If you would like any information in an alternative language or format in order to help you make representations, or if you do not wish to be contacted again regarding this matter, then please notify us using the contact details shown below.

Please contact the Planning and Transport Policy Team on 01243 642118 or email the team via mwdf@westsussex.gov.uk.

Yours sincerely,



Mike Elkington
Strategic Planning Manager
West Sussex County Council



Tim Slaney
Director of Planning
South Downs National Park Authority



Working in Partnership



Statement of Representations Procedures and (Regulation 19)
Town and Country Planning (Local Planning) (England) Regulations 2012

West Sussex Joint Minerals Local Plan: Proposed Submission Draft

Following a period of informal public consultation on the Draft West Sussex Joint Minerals Local Plan (JMLP), held from 14 April to 17 June 2016, West Sussex County Council and the South Downs National Park Authority have published the Proposed Submission Draft of the JMLP for formal representations.

The purpose of the representations period is to allow local communities and other interested parties the opportunity to submit representations about whether the JMLP is 'sound' (that is, it has been positively prepared, it is justified, it is effective, and it is consistent with national policy), and that it is legally compliant.

Following completion of the representations period, the JMLP will be submitted to the Secretary of State to undergo an Examination-in-Public by a Government-appointed Inspector. Following the examination, the Inspector will produce a report determining whether or not the plan is sound.

Document Title: West Sussex Joint Minerals Local Plan: Proposed Submission Draft

Subject matter and area covered: The Proposed Submission Draft sets out the background, the spatial context, strategies and policies to enable the delivery of sustainable mineral development for the period up to 2033. The plan includes site allocations and is supported by a Key Diagram and Inset Maps.

Once adopted, the JMLP will replace the saved policies in the adopted West Sussex Minerals Local Plan 2003.

The area covered is the administrative areas of West Sussex County Council, as well as the portion of the South Downs National Park Authority that lies within West Sussex.

Representation Period: From 16 January 2017 to 5pm on 13 March 2017

Representations can be made electronically by using the online response form, or in writing using the paper response form, sent to:	
Strategic Planning (Ref Joint Minerals Local Plan) West Sussex County Council County Hall Chichester PO19 1RH	Online Form: https://haveyoursay.westsussex.gov.uk/
	For further information please contact us by letter, email (mwdf@westsussex.gov.uk) or telephone: 01243 642118

You can indicate in your representations, if you wish to be notified of any of the following:

- (a) when the Joint West Sussex Minerals Local Plan has been submitted for independent examination;
- (b) consultation on any further changes to the West Sussex Joint Minerals Local Plan;
- (c) the date of the Examination-in-Public;
- (d) publication of the Inspector's report;
- (e) adoption of the West Sussex Joint Minerals Local Plan; and
- (f) any further updates about strategic minerals or waste planning in West Sussex.

All submission documents, including the Proposed Submission Draft, the evidence base and the Sustainability Appraisal, are available to view on the County Council's website at: www.westsussex.gov.uk/mwdf.

All documents are available for inspection from **16 January 2017 to 13 March 2017** at the main locations and opening times listed below:

- **West Sussex County Council**, County Hall, West Street, Chichester, PO19 1RQ (Mon-Thurs 08:30am-5:00pm; Fri 08:30am-4:30pm)
- **South Downs Centre**, North Street, Midhurst, GU29 9DH (Mon-Thurs 9am-5pm; Fri 9am-4:30pm)
- **Adur & Worthing Councils**, The Shoreham Centre, Pond Road, Shoreham-by-Sea, BN43 5WU (Mon-Fri 9am-5pm)
- **Adur & Worthing Councils**, Portland House, 44 Richmond Road, Worthing, BN11 1HS (Mon-Fri 9:00am-5:00pm)
- **Arun District Council Reception**, Planning Department Reception, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF (Mon-Thurs 8:45am-5:15pm; Fri 8:45am-4:45pm)
- **Chichester District Council Reception**, East Pallant House, 1 East Pallant, Chichester, PO19 1TY (Mon-Thurs 8:45am-5:10pm; Fri 8:45am-5pm)
- **Crawley Borough Council Reception**, Town Hall, The Boulevard, Crawley, RH10 1UZ (Mon-Fri 8:30am-5pm)
- **Horsham District Council and West Sussex County Council Reception**, Parkside, Chart Way, Horsham, RH12 1RL (Mon-Fri 9:00am-5:00pm)
- **Mid Sussex District Council Reception**, Oaklands, Oaklands Road, Haywards Heath, RH16 1SS (Mon-Thurs 8:45am-5:15pm; Fri 8:45am-4:15pm)

The Proposed Submission Draft West Sussex Joint Minerals Local Plan, as well as electronic copies of the supporting documents, are also available for inspection at West Sussex libraries, during their normal opening hours. To find your nearest library please visit <https://www.westsussex.gov.uk/find-my-nearest/library/>.