

HASSOCK PARISH COUNCIL

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

A meeting of the **PLANNING COMMITTEE** will be held on **Monday 27 March 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks**

Parish Clerk
21 March 2017

AGENDA

1. APOLOGIES FOR 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

3.1 To accept Minutes of the Meeting held on 6 March 2017 (previously circulated).

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/17/0793 55 London Road, Hassocks BN6 9NU.** Proposed small outbuilding for hairdressing/office use.
- 5.2. **DM/17/0939 Cleveland, 18 Lodge Lane, Hassocks BN6 8NA.** 2 x Sycamore – reduce to approximately 7 metres above ground level..
- 5.3 **DM/17/0929 5 Challow Close, Hassocks BN6 8JW.** Front garage conversion to habitable accommodation.
- 5.5 **DM/17/0960 5 Stanford Terrace, Hassocks BN6 8JF.** Retrospective application for change of use from B1 office to C3 residential one bedroom flat. No changes to existing elevations. Creations of internal lobby, all other spaces as existing.
- 5.6 **DM/17/0458 16 The Close, Hassocks BN6 8DW.** Removal of conservatory, garage and all shed structures. Single storey rear ground floor extension, roof conversion and replacement garage with storage. Amended Plans received 02/03/2017 and 08/03/2017 showing revised rear dormer size and revised garage design and location.

- 5.8 **DM/17/0940 28 Friars Oak Road, Hassocks BN6 8PX.** Demolition of existing conservatory extension and the construction of a proposed single storey flat roof extension, and proposed conversion of existing roof space to habitable accommodation..
- 5.9 **DM/17/1093 17A Keymer Road, Hassocks BN6 8AD.** Change of use of first floor, one bedroom flat from residential (C3) to use in connection with ground floor Opticians (D1).
- 6.0 **SDNP/17/00710/HOUS Fir Cottage, Spring Lane, Clayton BN6 9PN.** Demolition of existing rear lean-to conservatory, kitchen and bathroom, and bay window, alterations to an existing single storey pitched roof to include solar panels with new attic roof accommodation; replacement garden room.
- 6.1 **DM/17/1120 60 London Road, Hassocks, BN6 9NU.** Proposed detached 1 bedroom dwelling to the rear of 60 London Road.

6. DECISION NOTICES

7. **PLANNING APPEALS.** To note the following planning appeal.

AP/17/0012 Rear garden of 16 Clayton Avenue, Hassocks BN6 8HD.

Construction of a new 4 bedroom one and a half storey dwelling.

8. **REVIEW OF MID SUSSEX DISTRICT COUNCIL'S (MSDC) LOCAL VALIDATION LIST FOR VALIDATION OF PLANNING APPLICATIONS.** To note correspondence received MSDC regarding proposed changes to be included in the Local List review and to consider any comments Hassocks Parish Council may like to submit. (Appendix 1.)

9. **Date of Next Meeting:** 18 April 2017 at 7.30pm

Please Note

All members of the public are welcome to attend 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.

FILMING, RECORDING OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting members of the public may film or record the Committee and officers from the public area only providing it does not disrupt the meeting. The Confidential section of the meeting may not be filmed or recorded. If a member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. The use of social media is permitted but members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

Appendix 1



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DX 300320 Haywards Heath 1
www.midsussex.gov.uk

CONTACT: Nick Rogers

EMAIL: locallistreview@midsussex.gov.uk

DATE: 07th March 2017

Dear Sir/Madam

Review of Mid Sussex District Council's Local Validation List for Validation of Planning Applications (March 2017)

Since 2008 local planning authorities have been required to publish a list of information they require to validate the planning application they receive. Mid Sussex District's Local List was adopted in December of 2010. This validation list details specific local validation requirements for applications made in Mid Sussex District. Provision of local information requirements is one of the requirements for a valid planning application as detailed in the National Planning Policy Framework (NPPF). The Government's policy on local information requirements can be found in paragraph 193.

The government requires local planning authorities to review local information requirements every two years. In addition since its adoption in 2010, there have been a significant number of changes to planning legislation, policy and guidance. Mid Sussex Local List was previously reviewed in June 2015 and it is now considered timely to review MSDC's current local validation requirements.

This letter invites your consultation on the proposed changes to be included in MSDC's Local List review for June 2017. Please refer to the consultation documents attached.

The main changes proposed include:

- Amendments to all sections to make the requirements clearer and updating the references to current legislation, guidance and standing advice;
- Website references have been updated where necessary;
- Added a requirement for the Flood Risk Assessment where the site is at risk of surface or groundwater flooding.
- Revised the residential development threshold to one dwelling for the Foul Sewage and Surface Water Assessment.
- Revised the title of the Heritage Statement to Heritage and Archaeology Statement to clarify that an archaeological assessment may also be required.
- Clarified that the thresholds for an archaeological assessment are to be based on West Sussex County Council's Archaeological Notification Areas rating.
- Revised wording of the requirement for Tree reports to be clearer and more succinct.

Clerk: Ian Cumberworth, Parish Centre, Adastra Park, Keymer Road, Hassocks BN6 8QH
Tel: 01273 842714 email: info@hassocks-pc.gov.uk

The consultation process

The proposed Local List is open to public consultation for an eight week period running from **10th March 2017** to until **4pm 7th April 2017**.

You may comment upon the draft list by email to locallistreview@midsussex.gov.uk

After the consultation period MSDC's Local List Review team will consider all of the comments received and amend the Local List as appropriate. Once approved this will replace the current Local List and will form the basis on which planning applications are deemed valid by the Council.

Consultation Documents

Draft Local List June 2017

Current Local List June 2015

The consultation documents are available from our website: <http://www.midsussex.gov.uk/planning-licensing-building-control/planning/local-list-review/>

Please may I take the opportunity to thank you in anticipation of your co-operation and contribution during this process.

Yours faithfully

Nick Rogers

Development Manager