

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 3 January 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Bill Hatton
Sue Hatton
Nick Owens (Vice Chair)
Victoria Standfast

In Attendance: Tracy Bates – Deputy Clerk

17/582 APOLOGIES FOR ABSENCE: Cllrs Leslie Campbell and Judith Foot.

582.1 In the absence of Cllr Leslie Campbell, as Vice Chair of the Planning Committee Cllr Nick Owens chaired the meeting.

17/583 DECLARATIONS OF INTEREST: There were no declarations of interest.

MINUTES.

17/584 RESOLVED that the minutes of the meeting held on 12 December 2016 as confirmed be signed by the Chairman,

17/585 PUBLIC PARTICIPATION.

There were no members of the Public present.

17/586 APPLICATIONS

DM/16/4929 29 Shepherds Walk, Hassocks BN6 8ED. Two storey side extension. Response: RECOMMEND APPROVAL.

DM/16/4987 90 Grand Avenue, Hassocks BN6 8DD. Amendment to planning permission DM/16/2722 to provide the same accommodation with the shower room moved southwards and incorporated under the pitched roof and the flat roofed link adjusted to provide access following the revised configuration. Response: RECOMMEND APPROVAL.

DM/16/5187 18 Friars Oak Road, Hassocks BN6 8PX. Front Porch. Response: RECOMMEND APPROVAL

DM/16/5303 8A Woodsland Road, Hassocks BN6 8HE. Development of front elevation to extend to line of existing bay and build gable end to create second bedroom on first floor. Response: RECOMMEND APPROVAL

DM/16/5422 43 The Quadrant, Hassocks BN6 8BS. Two storey side extension and front extension. Response: RECOMMEND APPROVAL

DM/16/5529 The Meadows, 4 The Crescent, Hassocks BN6 8RB. (T1) Holm Oak – lift crown on south side by 6 metres. (T2) Ash. Response: Awaiting Tree Warden’s response.

DM/16/5541 6 Meadows, Hassocks BN6 8EH. Two storey front and side extensions and single storey rear and side extensions. Response: RECOMMEND APPROVAL

SDNP/16/05740/HOUS Cottage Garth, Underhill Lane, Clayton BN6 9PJ. Extension at first floor level to increase accommodation and conversion of existing and new loft. Replacement of existing garages and rationalising. Response:

- *Replacement of existing garages and rationalising.* RECOMMEND APPROVAL subject to an assessment as to the possibility of moving the proposed garage location further back to create an additional off-road parking space.
- *Extension at first floor level to increase accommodation and conversion of existing and new loft.* NO RECOMMENDATION. The Council request that the Planning Authority consider the loss of early morning sunlight in the winter to the adjacent Glen Cottage. It is also asked that should permission be granted, consideration is given to the management of the removal of spoil and the delivery of materials along such a narrow road.

17/587 **RESOLVED** that the observations on the planning issues above be submitted to the relevant Planning Authority for consideration.

17/588 **DECISION NOTICES**

Decision notices were not listed at this meeting.

17/589 **NEIGHBOURHOOD PLAN MINISTERIAL STATEMENT.** To consider the relevance to Hassocks Parish Council of information received from Dowsett Mayhew Planning Partnership referring to a Ministerial Statement made on 12 December 2016 regarding Neighbourhood Planning.

The Committee discussed the statement made by Mr Gavin Barwell (Minister of State for Housing & Planning & Minister for London) as provided in Appendix 1 with the Agenda. Mr Barwell made a significant statement on 12 December regarding neighbourhood planning. Mr Barwell's Statement makes clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where specified circumstances arise at the time the decision is made.

Cllr Nick Owens believed this to be a positive for Hassocks Neighbourhood Plan as the statement appears to make the point that Neighbourhood Plans should be taken into account on local planning applications where appropriate. This was furthered by Cllr Bill Hatton who noted that both the Rt Hon Nicholas Soames MP and Rt Hon Nick Herbert MP had made substantial supportive speeches on this matter endorsing that Neighbourhood Plans, which have been subject to proper consultation, should carry weight in planning decisions.

It was noted that the statement by Mr Barwell should have a direct bearing on current local applications which maybe called in or have gone to appeal. Cllr Nick Owens proposed that a letter should be written to Mid Sussex District Council emphasising that Hassocks Parish Council welcomes the recent statement and noting the importance in direct relation to the Hassocks Neighbourhood Plan.

This was unanimously agreed and it was RESOLVED that a letter on this matter would be drafted by Cllr Nick Owens.

Further to the meeting of 31 October 2016, it was noted that agreement for a Freedom of Information request regarding the Air Quality and Traffic Study carried out by West Sussex County Council was still outstanding (Item 501.2). It was reported by the Deputy Clerk that the matter was in hand, however it may not be possible nor necessary for the Parish Council to make a FOI request and that further information on this was being followed up.

17/590 **Date of Next Meeting.** Monday 23 January 2017 at 7.30pm

There being no other business the Chairman closed the meeting at 8.40pm.

Chairman..... Date.....