

## HASSOCKS PARISH COUNCIL

You are summoned to an **extraordinary meeting** of the **Parish Council** on 17<sup>th</sup> January 2017 at **7.00 pm** and prior to the **PR&C meeting** in the Council Chamber, Parish Centre, Adastra Park, Hassocks.

Colin Hunt  
Locum Parish Clerk

### AGENDA

#### 1. APOLOGIES

- 1.1 To Accept Apologies for Absence.

#### 2. DECLARATIONS OF INTEREST

- 2.1 Disclosure by Councillors of personal interests in matters on the agenda, and whether the Councillor regards their interest as prejudicial under the terms of the Code of Conduct.

#### 3. PUBLIC PARTICIPATION

Up to fifteen minutes will be available to allow for the public to make representations, answer questions or give evidence **in respect of any item of business included in the agenda**, in accordance with Standing Orders.

#### 4. REPORTS

##### 4.1 NEIGHBOURHOOD PLAN

To consider the letter received from the Department for the Communities and Local Government concerning the application by Rydon Homes Ltd for 130 dwellings to the rear of Friars Oak, London Road, Hassocks, Sussex : application number DM/15/0626 and dated 11<sup>th</sup> January 2017.(Appendix 1)

In view of the restrictive time scales Council is requested to consider and authorise a budget of up to £5,000 to cover the preparation of the pre-inquiry statement and subsequent evidence in respect of the inquiry into application DM/15/0626 by Dowsett Mayhew. (Report attached. Appendix 2)

Council is advised that as a result of this 'call in' by the Department for the Communities and Local Government the budget previously granted by Council in respect of the Judicial Enquiry (refer 16/580.1) in the sum of £5k will now not be required.

## 5. URGENT MATTERS

Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda

## EXCLUSION OF PUBLIC AND PRESS

In the event of any confidential business that may be transacted, members of the public or press will be requested to withdraw from the meeting.

## 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

### **Please Note**

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

**Item 3** – 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

## BACKGROUND PAPERS

Letter from the Department for the Communities and Local Government concerning the T&CP Act 1990 – Section 7, The Town and Country Planning (Development Management Procedure) (England) Order 2015

Town and Country Planning (Inquiries Procedure) (England) Rules 2000

Application by Rydon Homes LTD for 130 dwellings to the rear of Friars Oak, London Road, Hassocks, Sussex,: application number DM/15/0626



Department for  
Communities and  
Local Government

Hassocks Parish Council  
Parish Centre,  
Adastra Park  
Hassocks  
West Sussex  
BN6 8QH

Please ask for: Mike Hale  
Tel: 0303 44 45374  
Email: Mike.hale2@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/RTI/d3830/77097

By email: [info@hassocks-pc.gov.uk](mailto:info@hassocks-pc.gov.uk)

Date: 11 January 2017

Dear Sir/Madam

**Town and Country Planning Act 1990 – Section 77  
The Town and Country Planning (Development Management Procedure)  
(England) Order 2015  
Town and Country Planning (Inquiries Procedure) (England) Rules 2000  
Application by Rydon Homes Ltd for 130 dwellings to the rear of Friars  
Oak, London Road, Hassocks, Sussex: application number DM/15/0626**

1. I refer to the planning application above.
2. In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This gives examples of the types of issues which may lead him to conclude, in his opinion, that the application should be called in. In the light of his policy, the Secretary of State has decided to call-in this application. He accordingly directs, under his powers in section 77 of the 1990 Act, that the application shall be referred to him instead of being dealt with by the Local Planning Authority.
3. To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry. For the purposes of the 2000 Rules this letter is the "relevant notice" that an inquiry is to be held and the date of this letter is the "starting date".
4. The Planning Inspectorate will write to you shortly about the procedure for determining the called-in application. It will proceed under the "bespoke"

National Planning Casework Unit  
Department for Communities and Local Government  
5 St Phillips Place  
Colmore Row  
Birmingham B3 2PW

Tel: 0303 44 48050  
[npcu@communities.gsi.gov.uk](mailto:npcu@communities.gsi.gov.uk)

arrangements and you may like to be aware of the guidance about planning appeals and called-in planning applications (England) at:

<https://www.gov.uk/government/publications/called-in-planning-applications-procedural-guide>

5. The original application, together with any plans and other documents accompanying it which have not already been supplied to this Office (including any related certificates and correspondence), should now be sent to the following address:

The Planning Inspectorate  
c/o Mark Boulton  
Rm 3/26 Hawk Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

6. Should you have any questions about Bespoke Casework, please contact The Planning Inspectorate (email [mark.boulton@pins.gsi.gov.uk](mailto:mark.boulton@pins.gsi.gov.uk) or telephone 0303 444 5239).
7. The local planning authority and the applicant have been required to provide statements containing the full particulars of the case that they propose to put forward at the inquiry together with a list of documents which they intend to refer to or put in evidence. In view of the Parish Council's interest in these proposals, it has been decided to also require you to provide a pre-inquiry statement of case in accordance with Rule 6(6) of the Inquiries Procedure Rules. You should send three copies of the statement to the Secretary of State (at the Planning Inspectorate) and send one copy to any statutory party as defined in Rule 2 within six weeks of the starting date (unless the Planning Inspectorate notifies you otherwise, as the bespoke arrangements will apply – you may wish to contact them). Your attention is drawn to Rule 6(11).
8. Service of this statement in accordance with the above requirements will give you an entitlement to appear at the inquiry. Please also note that, under Rule 13, if you wish to give evidence at the Inquiry by reading from a written statement (i.e. a proof of evidence) you should send a copy of it to the Planning Inspectorate, at least 4 weeks before the inquiry.
9. On the information so far available to the Secretary of State, the following are matters which he particularly wishes to be informed about for the purposes of his consideration of the application:
  - i. Its consistency with the development plan and emerging local and neighbourhood plans for the area; and
  - ii. Its consistency with policies in the National Planning Policy Framework on delivering a wide choice of high quality homes, in particular those set

out in paragraph 50 on delivering a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities; and

- iii. Any other matters the Inspector considers relevant.
10. This is to be taken as the Secretary of State's statement under rule 6(12) of the 2000 Rules.

Yours faithfully

*MA Hale*

Mike Hale  
**Senior Planning Manager**

## APPENDIX 2

### Town and Country Planning (Inquiries Procedure Rules 2000)

#### Application by Rydon Homes Ltd for 130 dwellings to the rear of Friars Oak, London Road, Hassocks, Sussex: application number DM/15/0623.

- 1 Members will recall that following the decision of Mid Sussex District Council (MSDC) to grant permission for the above application an extraordinary meeting of the Council was held on the 19<sup>th</sup> December 2016 to consider a proposal to allocate funds for a brief to be prepared by Dowsett Mayhew which would evaluate the possibility of mounting a judicial review in to the decision of MSDC.
- 2 The Council resolved:  
"That Council authorise a budget of up to £5k to cover the preparation of a brief, prior to seeking a legal opinion on whether a judicial review would be advisable"
- 3 In a letter dated 11<sup>th</sup> January 2017 the Secretary of State for Communities and Local Government has announced that he intends to call in this application and to hold a local inquiry before he determines it himself. It is now therefore out of the hands of MSDC and, as it is now to be subjected to a local inquiry there is no need for a judicial review.
- 4 Dowsett Mayhew have been advised of this and have stated that they had not commenced work on the brief.
- 5 In his letter, para 7, the SoS specifically designates the Council as a Rule 6 Party and has required us to provide a pre-inquiry statement. We will therefore be an official party at the inquiry. The SoS letter of the 11<sup>th</sup> January is the "starting date" for the inquiry and we must submit our pre-inquiry statement within 6 weeks. There is, therefore, considerable urgency in this matter
- 6 The importance of this case to the future of the Neighbourhood Plan – and to the future of Hassocks - was stressed at the extraordinary meeting last December. The Council needs to be strongly represented at the inquiry and, of course, in the preparation of the evidence and the pre-inquiry statement.
- 7 The Council does not have the expertise to prepare this in house or to conduct the inquiry.
- 8 As the funds allocated for the judicial review brief are no longer required for this purpose the £5k could be re-allocated for the preparation of the inquiry material and for professional representation at the inquiry. It should be noted that it may be necessary to review this figure in due course as events unfold but the £5k would be more than sufficient for the pre-inquiry statement

**RECOMMENDATION**

**That council authorise a budget of up to £5k to cover the preparation of the pre-inquiry statement and subsequent evidence in respect of the inquiry into application DM/15/0626 by Dowsett Mayhew.**