

HASSOCKS PARISH COUNCIL

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

A meeting of the **PLANNING COMMITTEE** will be held on **Monday 7 August 2017** at **7.30pm** in the Parish Centre, Adastral Park, Hassocks

Parish Clerk
1 August 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. To accept Minutes of the Meeting held on 17 July 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/17/2401 25 Little Copse Road, Hassocks, BN6 8PQ.** Proposed single storey side extensions to either side of property (replacing existing garage to left), together with a new porch to the front.
- 5.2 **DM/17/2611 Mama Ghanoushe, 31 Keymer Road, Hassocks, BN6 8AG.** Proposed demolition of rear single extension, and construction of a two-storey side (plus roof) extension to create three new flats (one on each floor) and enlarged first floor flat.
- 5.3 **DM/17/2901 21 Semley Road, Hassocks, BN6 8PD.** Proposed garden room to the rear.
- 5.4 **DM/17/1599 First Floor Bridge House Station Approach East, Hassocks, BN6 8HN.** Extension to change 2no. 1 bed flats to 2no. 2 bed flats which includes the addition of a rear first floor extension and 2 side platforms with stairways. Amended plans received 03.07.17 and 12.07.17).
- 5.5 **DM/17/3020 Keymer Rectory, 1 The Crescent, Hassocks, BN6 8RB.** T1 Lawson Cypress – Fell, T2 Whitebeam – Fell, T3 Sycamore – Fell, T4 Yew – reduce crown by up to 2.5 metres.
- 5.6 **DM/17/3035 18 Fir Tree Way, Hassocks, BN6 8BU.** T1 Oak Tree – reduce crown by up to 2 metres.
- 5.7 **DM/17/2897 15 Kymer Gardens, Hassocks, BN6 8QZ.** Part conversion of existing garage with infill. Small rear extension. Bi-fold doors to be fitted at side of garage and replacement of existing patio doors in the lounge. Raised wooden decking. Front door to be removed and placed adjacent to existing garage door. (Lawful Development Certificate).

- 5.8 **DM/17/2969 Tennis Courts, Adastra Park, Keymer Road, BN6 8QH.** Oaks (T1 and T2) lift canopy by 6m only over tennis court to clear obstructing fence line.
- 5.9 **SDNP/17/03541/LDP Holm Oak, Brighton Road, Hassocks BN6 9PD.** Use of C3 premises as a home for up to four children or young people with up to two full time resident carers sleeping overnight and living together as a single household.
- 5.10 **DM/17/3064 9 Clayton Park, Hassocks BN6 8JQ.** Remove existing horizontal tile cladding and replace with horizontal untreated larch (amendment to planning ref. DM/17/0430)
- 5.11 **DM/17/3049 14 The Close, Hassocks BN6 8DW.** Proposed first floor rear extension over existing ground floor extension.

6. DECISION NOTICES.

7. CORRESPONDENCE.

7.1 New Street Name. Members are invited to consider correspondence from Mid Sussex District Council regarding the naming of a new development of houses to the rear of 54-58 Keymer Road, Hassocks. (Appendix 1)

7.2 Ditchling, Streat and Westmeston Neighbourhood Plan. Members are invited to view the Ditchling, Streat and Westmeston Regulation 16 Draft neighbourhood Plan, and to consider the submission of comments on behalf of Hassocks Parish Council. (Appendix 2)

8 DRAFT BUSINESS PLAN. Members are invited to consider the content of the draft Business Plan document and to nominate volunteers to develop the Business Plan priorities assigned to the Planning Committee to enable detailed proposals to be considered at the September meeting. (Appendix 3)

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

10 Date of Next Meeting: 29 August 2017 at 7.30pm

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 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.

HASSOCKS PARISH COUNCIL

To: Planning Committee

Agenda Item 7.1

Date: 7 August 2017

Contacts for this report: Deputy Clerk

Subject: **NEW STREET NAME. REAR OF 54-58 KEYMER ROAD.**

1. The purpose of this report is to ask Members to consider correspondence from MSDC.
2. A request for an address has been received for a development of 4 houses rear of 54-58 Keymer Road, Hassocks (DM/16/5650). The new development will create one new street. The developer has put forward a proposed street name of 'Bonchurch Place'.
3. **RECOMMENDATION.** Members are requested to consider the proposed street name along with any other suggestions which the Committee may have.

HASSOCKS PARISH COUNCIL

To: Planning Committee

Agenda Item 7.2

Date: 7 August 2017

Contacts for this report: Deputy Clerk

Subject: **Ditchling, Streat and Westmeston Neighbourhood Plan**

1. The purpose of this report is to inform Members that the Ditchling, Streat and Westmeston Neighbourhood Plan is subject to consultation under Regulation 16 of the Neighbourhood Planning Regulations (2012) until 28 August 2017. Members are invited to view and consider the report.
2. A hard copy of the Plan is available in the Parish Office for inspection and it can also be viewed on the following web page:

<http://www.lewes.gov.uk/planning/26057.asp>
3. **RECOMMENDATION.** Members are invited to consider the Plan and to agree the submission of any comments on behalf of Hassocks Parish Council.

To: Planning Committee

Agenda Item 8

Date: 7 August 2017

Contacts for this report: Parish Clerk

Subject: **DRAFT BUSINESS PLAN**

Draft Business Plan

1. At Full Council 11th July 2017 members were advised by the Chair that papers were to be distributed to all members setting out outline draft proposals to be considered as part of the development of the 2018 Business Plan. These documents have since been despatched to all members. The paper had initially been drawn up by the Business Plan working group which was established by the Policy Resources & Communications Committee. The draft document was subsequently considered by the Chair's group prior to full council and their comments fed into the plan development process.
2. The working group amended the plan to incorporate these comments and has attempted to assign individual elements of the plan to the relevant committees. The plan has been set out into six sections:
 - Our Neighbourhood Plan
 - Engaging with the Community
 - A Parish for All
 - A great place to live, work and enjoy
 - Connecting our village – our transport infrastructure
 - Our staff and ourselves
3. The intention is for each Committee to consider the content of the draft document and to participate fully in the detailed development of the plan. Members are requested to firstly consider the elements assigned specifically to the Planning Committee which are set out below to develop further and are encouraged to bring forward further suggestions for consideration.
4. In addition members are also requested to consider the plan as a whole and provide feedback on other aspects of the draft document relating to other Committees/cross cutting initiatives; specifically where those members do not sit on the designated committee but would like options to be considered. These items should be co-ordinated through the clerk in the first instance to ensure the appropriate Committee has an opportunity to consider these.
5. After considering the content of the plan the relevant Chairs will be responsible for populating/developing the actions further, either themselves or via delegation, in preparation for the September Committee meetings, where the intention is that each Committee will sign off the Business Plan actions for their area.

6. Members are requested to seek volunteers from Planning to develop proposals assigned to this Committee through the creation of focus group/task force to enable detailed proposals to be considered at the September meeting in line with the model approach set out in the original Business Plan pack.
7. **RECOMMENDATION.** Members to nominate volunteers to develop the Business Plan priorities assigned to the Planning Committee to enable detailed proposals to be considered at the September meeting.

NEIGHBOURHOOD PLAN		
	Action	Committee
1	We will get our Neighbourhood Plan adopted and keep it up-to-date in line with statutory requirements.	PLANNING
2	We are committed to maintaining and reviewing our Neighbourhood plan to reflect the needs of the community and continuously engage with the residents in the community to keep the plan relevant.	PLANNING
3	We will strive to maintain the visual gaps between Hassocks, Burgess Hill, Ditchling and Hurstpierpoint.	PLANNING
4	We will continue to resist any development within the South Downs National Park other than in connection with agriculture or tourism and in line with SDNP policies.	PLANNING
7	We will work on obtaining Section 106 agreements as a result of development to fund improvements to our infrastructure and the built environment.	PLANNING
8	We will develop a process that ensures that agreements linked to new developments are enforced through the S106 agreements We will use the Community Infrastructure Levy to fund improvements to our infrastructure and the built environment as soon as it is permitted to be used in Mid Sussex, in the meantime we will strive to exact the same benefits from Section 106 Agreements on new development.	PLANNING
9	We will request Mid Sussex District Council to adopt policies requiring energy saving and water recycling measures on all new development.	PLANNING
10	We will request Mid Sussex to facilitate the creation of a safe cycle way to the east of the railway between Hassocks and Burgess Hill	PLANNING
11	We will work with WSCC to identify a suitable site for the development of a new school within the Parish	PLANNING
A GREAT PLACE TO LIVE, WORK AND ENJOY		
	Action	Committee
9	We will continue to work hard with MSDC to incorporate greener solutions in to all new planning applications through our planning committees to establish quality developments in the village	PLANNING
14	We will encourage a sense of community and wellbeing, by promoting with West Sussex County Council, when the opportunity arises, the redevelopment of the village centre to provide a sympathetic village square as a focal point to the village.	PLANNING
15	School provision – we need to consider how we influence WSCC under the new regime of Free School and Academy provision for new schools.	PLANNING