

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 18 June 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Judith Foot, Bill Hatton, and Nick Owens.

Deputy Clerk: Tracy Bates

P18/12 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Leslie Campbell, Mark Higgins and Victoria Standfast.

P18/13 DECLARATIONS OF INTEREST. There were no declarations of interest.

P18/14 MINUTES.

RESOLVED that the minutes of the meeting held on 29 May 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

P18/15 PUBLIC PARTICIPATION. There were no members of the public present.

P18/16 APPLICATIONS

DM/18/2028 The Orchard, Ockley Lane, Hassocks. Proposed three bedroom detached dwelling with a detached two bay garage. Response: RECOMMEND REFUSAL. The proposed application is a new dwelling within the countryside and would be located within the Burgess Hill gap, as defined in Policy 1 of the Regulation 16 Hassocks Neighbourhood Plan. Therefore the Parish Council believes that this proposal is contrary to Policy 1- Burgess Hill Gap, and Policy 8 - Character and Design, of the Regulation 16 Hassocks Neighbourhood Plan. Furthermore it is also considered that this proposal is contrary to Policy DP12 of the District Plan - Protection and Enhancement of Countryside, and DP15 – New Homes in the Countryside.

DM/18/2295 27 Clayton Avenue, Hassocks, BN6 8HD. Scots Pine - reduce branch overhanging 'Manuka' 2 Keymer Road, by up to 5m back to secondary south growing branch. Sycamore - remove 2 lowest branches over 'Manuka' back to trunk. Response: Awaiting Tree Warden's comments.

DM/18/2177 St Francis Of Assisi Church, Priory Road, Hassocks. Single storey front extension to provide improved kitchen and storage facilities and alterations to improve accessible facilities and disabled access, retention of a single disabled parking space and some remedial arboreal works to trees. Response: RECOMMEND APPROVAL.

SDNP/18/00714/HOUS Halfway, Ditchling Road, Clayton. Proposed two storey infill extensions to North side of dwelling. Proposed Single storey side extension to South side of dwelling. Renovation and aesthetic

uplift to external cladding. Response: RECOMMEND APPROVAL. Cllr Jane Baker abstained from voting.

P18/17 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration

P18/18 **DECISION NOTICES**

The following APPROVALS were noted:

DM/18/1341	77 Grand Avenue, Hassocks, BN6 8DD
DM/17/5124	Sussex Lantern, Southdown Farm, Lodge Lane, Hassocks
DM/18/1010	19 Mackie Avenue, Hassocks, BN6 8NH
DM/18/1618	5 The Crescent, Hassocks, BN6 8RB
DM/18/1383	26 Damian Way, Hassocks, BN6 8BH
DM/18/1328	21 Fir Tree Way, Hassocks, BN6 8BU
DM/18/1448	5 The Croft, Hassocks, BN6 8EG
DM/18/1601	57 The Quadrant, Hassocks, BN6 8BS
DM/18/1568	31 Fir Tree Way, Hassocks, BN6 8BU

The following notification of GENERAL PERMITTED DEVELOPMENT was noted:

DM/18/1900	9 Ann Close, Hassocks, BN6 8NB
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The following Certificate of Lawful use or Development (proposed) was noted;

DM/18/1552	21 Dale Avenue, Hassocks, BN6 8LP
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The following SDNP notification of Adjacent Authority Consultation was noted:

SDNP/18/02997/ADJAUST	Lower Sands, Sandy Lane, Hassocks
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P18/19 **HPC PLANNING MEETING PREPARATION.** In the light of the cessation of the provision hard copies of Planning Applications from MSDC. Members were invited to consider a proposal to allocate specified areas in Hassocks, Keymer and Clayton to individual Members for a preliminary review of applications. After some discussion it was agreed that this system could be difficult to maintain due to not all Members always being able to attend meetings. Therefore it was AGREED that all Members would endeavour to view each application online prior to the meetings. It was also AGREED that a more structured approach to viewing applications would be formulated by the Deputy Clerk and circulated amongst Members for trialling.

P18/20 **NEW STREET NAMES – SAXON MILLS.** Members were invited to consider a request from MSDC regarding street names for the new development to the west of London Road, known as Saxon Mills by the developers.

The Committee unanimously felt that the title 'Saxon Mills' was neither attractive nor relevant to the site, and queried whether it would be possible to change this. The Deputy Clerk to follow this up with MSDC.

It was agreed that the majority of the suggested street names proposed by the developers bore no relevance to the site, nor the village in general in most cases. Therefore the following street names were proposed with the reasons for the proposals:

Hassocks Gate. This was the original name for the tollgate which stood on the main road near Stonepound.

Campion Close. The Campion family owned and farmed this land over many years.

Five Oaks Way. There are five Oak Trees which are situated in ancient hedging which was mentioned in the doomsday book.

Hamfield Drive. The development site was originally known as Ham Fields linked to the longstanding Ham Farm in Hassocks.

Roman Road. Due to the route of a Roman road running through the development site.

P18/21 **CORRESPONDENCE.** Members were invited to consider a request from HKD Transition regarding correspondence sent by the organisation to Gleeson Strategic Land in response to the consultation on the Ockley Lane Development. HKD Transition had requested that the Committee considered the letter in terms of good planning practice in general as well as in relation to the planned 500 houses. The letter was attached as Appendix 3 in the meeting agenda.

The Committee unanimously agreed that the areas and actions covered in the letter were of considerable value and should be raised with MSDC. However it was noted that change needs to come from Government and therefore it was AGREED that the best course of action would be to write to Nick Herbert MP requesting his support for to encourage future development which is as sustainable as possible.

It was RESOLVED that Cllr Nick Owens would contact HKD Transition to request permission to forward the letter to Nick Herbert with a covering letter from Hassocks Parish Council. Cllr Owens will draft the covering letter for approval by the Committee at the next Planning Meeting.

P18/22 **URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** The Deputy Clerk circulated a

copy of correspondence received from West Sussex County Council and the South Downs National Park Authority confirming that the Planning Inspector had found the Joint Minerals Local Plan sound. Members noted the correspondence. (Appendix 1)

P18/23 **DATE OF NEXT MEETING** Monday 9 July at 7.30 pm

There being no other business the Chair closed the meeting at 8.30pm

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

13 June 2018

Dear Sir/Madam,

Re: West Sussex Joint Minerals Local Plan – Planning Inspectors Report.

In partnership, West Sussex County Council and the South Downs National Park Authority have prepared a Joint Minerals Local Plan.

A public examination of the submitted Plan took place from 19 September to 28 September 2017. During the hearing sessions, the Inspector indicated that changes needed to be made to the submitted Plan to make it ‘sound’ and suitable for adoption. A representations period took place during January–March 2018 on Proposed Modifications to the submitted Plan.

The Authorities received the Planning Inspector’s Report on 30 May 2018 and the Joint Minerals Local Plan has been found **sound**.

The Authorities will now consider the report and decide whether or not to adopt the Plan during July 2018. Once adopted, the Plan will become part of the statutory ‘development plan’ for West Sussex, replacing the West Sussex Minerals Local Plan 2003. It will be used to make decisions about planning applications for mineral development.

If you would like to view the Planning Inspector’s Report and the associated schedule of modifications, they are available on our website; www.westsussex.gov.uk/mwdf, at all libraries, as well as the following deposit points listed below;

- **West Sussex County Council**, County Hall, West Street, Chichester, PO19 1RQ (Mon-Thurs 8:30am-5:00pm; Fri 8:30am-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)

Planning Services, West Sussex County Council,
County Hall, Chichester, West Sussex PO19 1RH mwdf@westsussex.gov.uk
01243 642118

- **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)

For further information, please contact the County Council's Planning and Transport Policy Team on 01243 642118 or email the team via mwdf@westsussex.gov.uk. Further information is also available on our website at www.westsussex.gov.uk/mwdf. Yours sincerely,

Mike Elkington
Head of Planning Services
West Sussex County Council

Tim Slaney
Director of Planning
South Downs National Park Authority