

HASSOCKS PARISH COUNCIL

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

A meeting of the **PLANNING COMMITTEE** will be held on **Monday 14 October 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks**

Parish Clerk
8 October 2019

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 Monday 23 September 2019 (previously circulated)

4. PUBLIC PARTICIPATION

5. APPLICATIONS (copies of each application can be viewed online via the Mid Sussex District Council (MSDC) Website - <https://pa.midsussex.gov.uk/online-applications/>)

5.1 [LI/19/1292 Adastra Market & Delicatessen, 15 Keymer Road, Hassocks](#) New Premises Licence.
[Public Notice](#)

5.2 [DM/19/3692 Ockley Manor Farm Cottages Ockley Lane Hassocks West Sussex BN6 8NX](#) New detached greenhouse with garden wall approximately 1.5m high and compost bays of concrete hard standing with oak sleeper walls.

5.3 [DM/19/3782 12 Badger Close Hassocks West Sussex BN6 8YF \(LDC\)](#) - Proposed loft conversion incorporating a rear flat roof dormer window.

5.4 [DM/19/3186 29 Hurst Road Hassocks West Sussex BN6 9NL](#) Rear single storey extension and part two storey extension, new open porch at front entrance, two new windows to replace garage door and second front entrance. New side entrance with awning on East elevation, and a timber lean-to on West elevation. Detached garage with store to the front of the property. (Description updated 24.09.2019)

5.5 [DM/19/3855 20 Keymer Road Hassocks West Sussex BN6 8AN](#) Change of Use from A2 Financial Services to B1(a) Offices

5.6 [DM/19/2993 Bowley Funeral Services Ltd 30 Keymer Road Hassocks West Sussex BN6 8AN](#) Alterations to front of building to include an access ramp with enclosing dwarf wall, new coloured render and business sign. Changes to windows and doors with associated internal alterations.

5.7 [DM/19/3863 43 Adastra Avenue Hassocks West Sussex BN6 8DR](#) Conversion of existing garage and single storey infill extension to form new bedroom and shower room.

5.8 [DM/19/3953 46 Oak Tree Drive Hassocks West Sussex BN6 8YD \(LDC\)](#) -Garage conversion into garden room with storage space.

5.9 [DM/19/4127 East Coombe North Bank Hassocks West Sussex BN6 8JG](#) T1- Wellingtonia- Remove Large low branch (originating at approx. 8m) over neighbours to East.

5.10 [DM/19/4063 26 Mackie Avenue Hassocks West Sussex BN6 8NL](#) Proposed extension to detached garage and new front porch.

5.11 [DM/19/4145 10 Chancellors Park Hassocks West Sussex BN6 8EZ \(LDC\)](#) Loft conversion with rear gable-end and side dormer. This is an application to establish whether the development is lawful.

This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

5.12 [DM/19/4120 8 Woodland Road Hassocks West Sussex BN6 8HE](#) *Proposed two storey side extension and alterations.*

5.13 [DM/19/4126 3 Reed Close Hassocks West Sussex BN6 9FG](#) *Single storey side extension.*

6. DECISION NOTICES

7. **PUBLIC PATH DIVERSION ORDER FP9C.** Members are invited to note the attached Public Path Diversion Order for Footpath 9C, Land at Hassocks Golf Club, and to consider whether the Committee wishes to make any representation to Mid Sussex District Council about this Order. (Appendix 1)

8. **SOUTH DOWNS NATIONAL PARK AUTHORITY AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION.** Members are invited to note correspondence received from the SDNPA and to consider the submission of any comments on behalf of Hassocks Parish Council. (Appendix 2)

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

10. **Date of Next Meeting:** Monday 4 November 2019 at 7.30pm

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.

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.

PUBLIC PATH DIVERSION ORDER

Town and Country Planning Act 1990, Section 257

**MID SUSSEX DISTRICT COUNCIL
(HASOCKS PUBLIC FOOTPATH NO.9C) (PART)
PUBLIC PATH DIVERSION ORDER 2019**

THIS Order is made by MID SUSSEX DISTRICT COUNCIL under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to divert the footpath to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 namely, the development of land at Hassocks Golf Club, London Road, Hassocks, West Sussex, BN6 9NA for the comprehensive redevelopment of the site comprising of 165 residential units (use class C3), landscaping, car parking and associated drainage and access works.

BY THIS ORDER:

1. The footpath over the land marked by a continuous black line on the attached Order Map ("the Order Map") and described in Part I of the Schedule to this Order ("the Schedule") shall be diverted as provided below.
2. There shall be created to the reasonable satisfaction of the Mid Sussex District Council and the West Sussex County Council, an alternative footpath for use as a replacement for the said footpath as provided in Part II of the Schedule and shown by a broken black line on the Order Map.
3. The diversion of the footpath shall have effect on the date on which Mid Sussex District Council certify that the terms of Article 2 above have been complied with.
4. The following works shall be carried out in relation to the footpath described in Part II of the Schedule, that is to say:
 - (a) The alternative footpath shall be of a width of 2 metres.
 - (b) The alternative footpath shall be free from all obstructions and must not include any stiles, gates, posts or other structure.
 - (c) The construction of the alternative footpath shall be to a specification to be agreed with the Director of Highways and Transport, West Sussex County Council.
 - (d) The new footpath will be waymarked by West Sussex County Council.
5. Bellway Homes Limited will pay the cost of carrying out the above mentioned works.
6. Where, immediately before the date on which the footpath is diverted, there is apparatus under, in, on, over, along or across that footpath belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.
7. This Order may be cited as the Mid Sussex District Council (Hassocks Public Footpath No.9C) (Part) Public Path Diversion Order 2019.

SCHEDULE

PART I

Description of existing path or way which is to be Stopped Up

Part of Hassocks Public Footpath No. 9C commencing at point A on the Order Map (Grid Ref: E 530253.802, N 116437.176) adjacent to A273 London Road and extending approximately 208m in a South Westerly direction to point H on the Order Map (Grid Ref: E 530072.147, N 116330.459) as shown by a continuous black line on the Order Map.

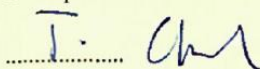
PART II

Description of the Alternative Footpath as Diverted

The new route of the footpath having a minimum width of 2m throughout its entire length commences at point A on the Order Map (Grid Ref: E 530253.802, N 116437.176) adjacent to A273 London Road and extends in a Westerly direction for approximately 9m into the approved residential development to point B (Grid Ref: E 530245.374, N 116434.651) before turning and proceeding in a North Westerly direction for approximately 47.5m to point C (Grid Ref: E 530215.257, N 116467.332) where the route turns in a Westerly direction again and proceeds for approximately 73m to crossing point on proposed residential estate road point D (Grid Ref: E 530145.980, N 116451.840) The route then continues in a South Westerly direction from point E (Grid Ref: E 530137.798, N 116444.412) on the opposite side of the estate road for approximately 86m to point F (Grid Ref: E 530071.837, N 116394.142) where it turns and proceeds in a Southerly direction for approximately 65.5m to point G (Grid Ref: E 530076.855, N 116331.709) on the line of the existing Public Right of Way before turning and proceeding in a Westerly direction for approximately 5m to point H (Grid Ref: E 530072.147, N 116330.459), as shown by a broken black line on the Order Map.

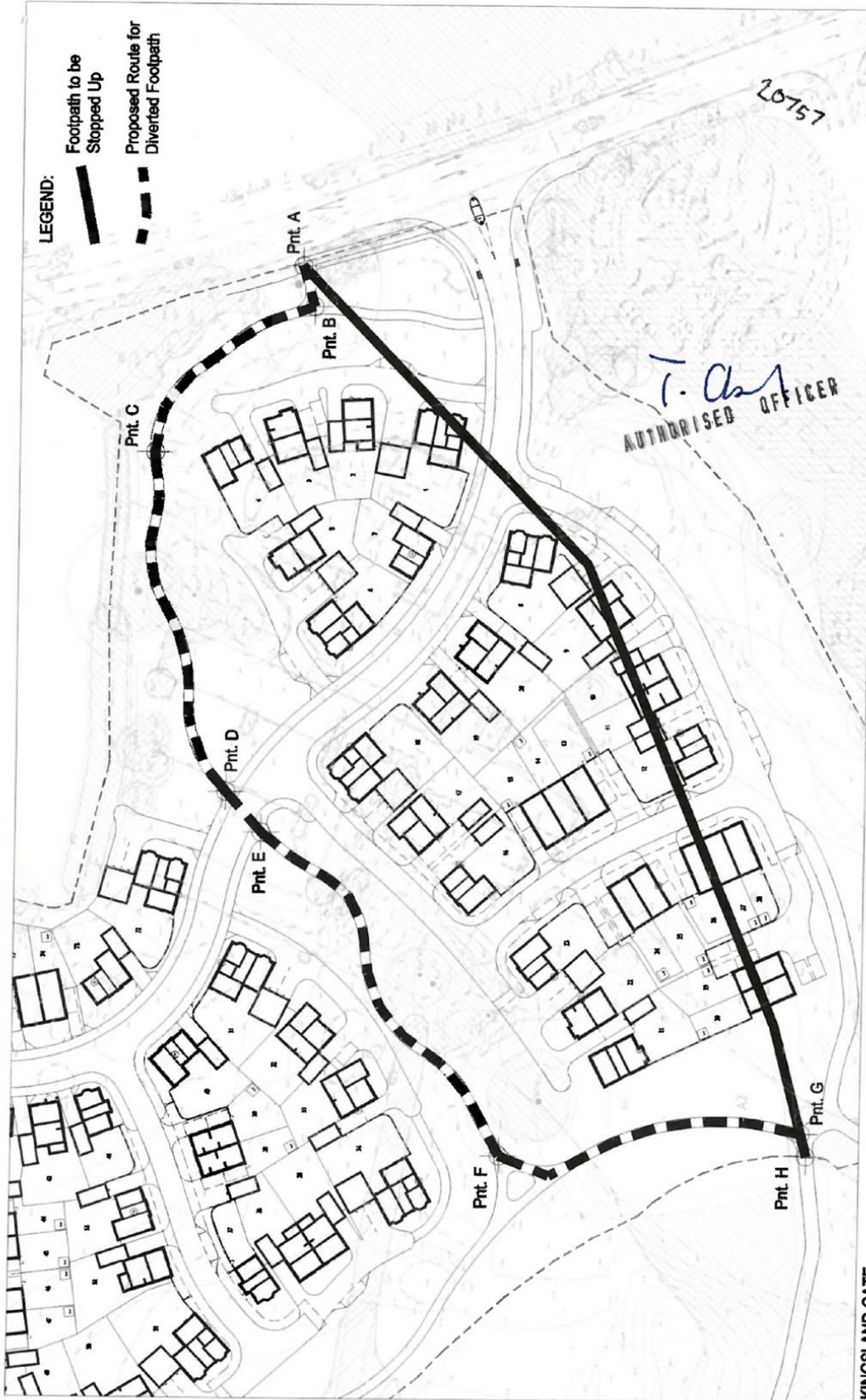
DATED this 14th day of October 2019

THE COMMON SEAL of
MID SUSSEX DISTRICT COUNCIL
was hereto affixed
in the presence of:



Authorised Officer





Bellway

KINGSLAND GATE -
Land at: Former Hascombe Golf Club, London Road, Hascombe, West Sussex, BN9 5NA
Public Right of Way Diversion - Order Map
BSL-Sk-007 Date: 19.08.2019 Scale: 1:1000

MID SUSSEX DISTRICT COUNCIL

NOTICE OF PUBLIC PATH DIVERSION ORDER

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 257 and PARAGRAPH 1 of SCHEDULE 14

**MID SUSSEX DISTRICT COUNCIL
(HASSECKS PUBLIC FOOTPATH NO. 9C) (PART)
PUBLIC PATH DIVERSION ORDER 2019**

The Council made the above Order on 4th October 2019. The effect of the Order will be to divert an existing section of Hassocks Public Footpath No. 9C, which is shown by a continuous black line between Points A-H on the Order Map, on land at Former Hassocks Golf Club, London Road, West Sussex, BN6 9NA.

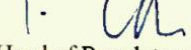
The new route of the footpath having a minimum width of 2m throughout its entire length commences at point A on the Order Map (Grid Ref: E 530253.802, N 116437.176) adjacent to A273 London Road and extends in a Westerly direction for approximately 9m into the approved residential development to point B (Grid Ref: E 530245.374, N 116434.651) before turning and proceeding in a North Westerly direction for approximately 47.5m to point C (Grid Ref: E 530215.257, N 116467.332) where the route turns in a Westerly direction again and proceeds for approximately 73m to crossing point on proposed residential estate road point D (Grid Ref: E 530145.980, N 116451.840) The route then continues in a South Westerly direction from point E (Grid Ref: E 530137.798, N 116444.412) on the opposite side of the estate road for approximately 86m to point F (Grid Ref: E 530071.837, N 116394.142) where it turns and proceeds in a Southerly direction for approximately 65.5m to point G (Grid Ref: E 530076.855, N 116331.709) on the line of the existing Public Right of Way before turning and proceeding in a Westerly direction for approximately 5m to point H (Grid Ref: E 530072.147, N 116330.459), as shown by a broken black line on the Order Map.

A copy of the Order and the Order Map have been deposited and may be inspected free of charge at the offices of the Mid Sussex District Council, "Oaklands", Oaklands Road, Haywards Heath RH16 1SS during normal office hours, and at the Hassocks Parish Council, Parish Centre, Adastra Park, Hassocks, West Sussex, BN6 8QH. Monday to Thursdays 10.00am – 2.00pm and Fridays 10am – 12 noon. Copies of the Order may be purchased from the Solicitor & Head of Regulatory Services at the District Council.

Any representations about, or objections to, the Order may be sent or delivered in writing addressed to the Solicitor & Head of Regulatory Services, Mid Sussex District Council, "Oaklands", Oaklands Road, Haywards Heath, West Sussex, RH16 1SS (ref: ZM/PL7-002655) to be received not later than 10 November 2019 and should state the grounds on which it is made.

If no such representations or objections are duly made, or if any so made are withdrawn, the Mid Sussex District Council may itself confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for confirmation any representations or objections which have not been withdrawn will be sent with the Order.

Dated: 4th October 2019 19/75

Tom Clark 
Solicitor & Head of Regulatory Services
Mid Sussex District Council

HASSOCKS PARISH COUNCIL

To: Planning Committee

Date: 14 October 2019

Contact for this report: Deputy Clerk

Subject: Agenda Item 8 – **SDNPA Affordable Housing Supplementary Planning Document (SPD) Consultation**

1. Members are invited to note the following correspondence received from the South Downs National Park Authority regarding a consultation on the draft Affordable Housing Supplementary Planning Document, and to consider the submission of any comments on behalf of Hassocks Parish Council.

Message from South Downs National Park Authority

Affordable Housing Supplementary Planning Document (SPD) Consultation

South Downs National Park Authority is consulting on the draft Affordable Housing Supplementary Planning Document (SPD). The SPD provides further guidance to support the implementation of South Downs Local Plan policies, in particular Policy SD28: Affordable Homes and Policy SD29: Rural Exception Sites. The SPD therefore supports Local Plan Objective 8: To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities. It covers a number of detailed matters including: viability appraisal; financial contributions in lieu of on-site provision; vacant building credit and review mechanisms. Once adopted, the SPD will be a material consideration for relevant planning applications.

The Affordable Housing SPD is available to view on the [SDNPA website](#) and can also be viewed at the South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH.

The consultation will run for a period of 8 weeks, commencing on Tuesday 24th September 2019. All comments must be received by **5pm on Tuesday 19th November 2019**.

We would like to hear your views on the document. Please respond by email to planningpolicy@southdowns.gov.uk or in writing to Planning Policy, South Downs National Park Authority, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH.

After the end of the consultation period, any comments received will be considered in reviewing the draft SPD prior to adoption.

Kind Regards

Amy Tyler-Jones

Senior Planning Policy Officer
South Downs National Park Authority