

HASSOCKS PARISH COUNCIL

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

A virtual meeting of the **PLANNING COMMITTEE** will be held on **Monday 5 October 2020** at **7.30pm**.

Parish Clerk
29 September 2020

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 14 September 2020 (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 [DM/20/2205 4 Bonny Wood Road Hassocks West Sussex BN6 8HR](#) *Rear two storey extension. Extended side dormer, replacement side extension to form new annexe to property. Amended plans received 07.09.2020.*

5.2 [DM/20/3308 23 Hurst Road Hassocks West Sussex BN6 9NJ](#) (T1) *Oak - raise crown over road to 5m clearance by removing low hanging secondary and tertiary branches. Deadwood crown. Re-reduce branches to south and southeast below 9m height back to previous pruning points - typically up to 3m branch length. Raise crown base towards house/garages to 3m from ground level. Cut back minor branches to provide at least 50cm clearance to phone line passing through east side of crown.*

5.3 [DM/20/3290 13 Windmill Avenue Hassocks West Sussex BN6 8LH](#) *Loft conversion including new rear dormer to create second floor. (LDC).*

5.4 [DM/20/3286 13 Windmill Avenue Hassocks West Sussex BN6 8LH](#) *Demolition of existing brick shed. Single storey ground floor side and rear extension.*

5.5 [DM/20/3325 2 Stafford Way Hassocks West Sussex BN6 8QQ](#) *Ground floor extension replacing glazed porch and garage conversion.*

5.6 [DM/20/3313 Wellhouse Farm Wellhouse Lane Burgess Hill West Sussex](#) *Variation of condition no 2 of application DM/19/5061, allowing changes to approved plans for the detached garage.*

5.7 [DM/20/3338 1 Woodland Close Hassocks West Sussex BN6 8HF](#) *Retrospective change of use of garage to a home studio for millinery flower-making, with occasional teaching of small groups (up to 4 people). Also replacement of roof with insulated and watertight GRP.*

5.8 [DM/20/3330 25 Adastra Avenue Hassocks West Sussex BN6 8DP](#) *Retrospective application for the replacement of existing wooden garden shed with new garden shed in same location.*

- 5.9 [DM/20/3160 Land Rear Of 16 The Quadrant Hassocks West Sussex BN6 8BP](#) *Proposed change of use - conversion of existing double garage into a one bedroom holiday let.*
- 5.10 [DM/20/3192 Clayton Wickham Farmhouse Belmont Lane Hurstpierpoint Hassocks West Sussex BN6 9EP](#) *Change of use from residential and bed and breakfast to residential.*
- 5.11 [DM/20/3353 20 Ockenden Way Hassocks West Sussex BN6 8HS](#) *Proposed porch and 2 dormers to front and ground floor and dormer extensions to the rear.*
- 5.12 [DM/20/3386 7 Semley Road Hassocks West Sussex BN6 8PD](#) *Proposed side dormers to existing loft conversion. (LDC).*
- 5.13 [DM/20/3413 6 Holmwood Court Keymer Road Hassocks West Sussex BN6 8AS](#) *Prior approval for change of use from Office(B1) to 1 x Dwelling(C3)*
- 5.14 [DM/20/3464 4 Dale Avenue Hassocks West Sussex BN6 8LW](#) *New single storey porch extension with pitched roof.*
- 5.15 [DM/20/3475 Wellhouse Farm Wellhouse Lane Burgess Hill West Sussex RH15 0BN](#) *Variation of Condition No: 2 of planning permission DM/19/5061 - to amend the approved plans to replace the flat roof with a tiled pitched roof to the single storey side extension*
- 5.16 [DM/20/3550 72 Keymer Road Hassocks West Sussex BN6 8QP](#) *Oak tree - Fell*
- 5.17 [DM/20/2842 42 Mackie Avenue Hassocks West Sussex BN6 8NN](#) *Rear extension and conversion and enlargement of roof space including addition of dormers and roof lights (amended description 25/09/2020).*
- 5.18 [WSCC/045/20 Lower Stumble Exploration Site, off London Road, Balcombe, Haywards Heath RH17 6JH](#) *Remove drilling fluids and carry out an extended well test.*

6. APPLICATIONS FOR DISCHARGE OF PLANNING CONDITIONS.

- 6.1 [Discharge of planning conditions 4 and 7 of application DM/18/1144.](#) Keymer Car Sales 105 Keymer Road Hassocks West Sussex BN6 8QL. Ref. No: DM/20/3462
- 6.2 [Discharge of conditions nos. 2, 3, 4, 5, 7, 8, 9, 14, 15, 16, and 17 for DM/17/5124](#) Southdown Farm Lodge Lane Hassocks West Sussex BN6 8LX Ref. No: DM/20/3566

7. DECISION NOTICES

- 8 **HASSOCKS NEIGHBOURHOOD PLAN POLICY 5, Enabling Zero Carbon.** At the Planning Committee meeting held on Monday 9 March 2020, it had been agreed that the Committee would review the application of Policy 5 towards household extensions later in the year, ideally following expected Government revision of Planning Regulations in the Summer of 2020. The Committee currently applies Policy 5 to new dwellings and is invited to discuss whether it wishes to extend the application of Policy 5 towards household extensions.
- 9. **COPTHORNE NEIGHBOURHOOD PLAN – Regulation 14 Consultation.** Members are invited to consider notification received on behalf of Worth Parish Council on the Copthorne Neighbourhood Plan. (Appendix 1).
- 10. **SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA). PARKING SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION.** Members are invited to note correspondence from the SDNPA on this consultation. (Appendix 2).
- 11. **LEWES DISTRICT COUNCIL - LAND AVAILABILITY ASSESSMENT (LAA).** Members are invited to note correspondence received from Lewes District and Eastbourne Borough Councils. (Appendix 3).
- 12. **Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda.**

13. Date of Next Meeting: Monday 26 October 2020 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.

If you wish to attend this virtual meeting please email info@hassocks-pc.gov.uk before 9.00 hrs on the day of the meeting to be sent an electronic invitation by 12.00 noon on that same day.

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.

To: Planning Committee

Date: 5 October 2020

Contact for this report: Deputy Clerk

Subject: Agenda Item 9 – **Copthorne Neighbourhood Plan.**

1. The purpose of this report is to notify Members of correspondence received on behalf of Worth Parish Council informing Hassocks Parish Council of the Copthorne Neighbourhood Plan Regulation 14 Consultation.
2. Members are invited to consider whether any submission is required on behalf of Hassocks Parish Council to the consultation.

COPTHORNE NEIGHBOURHOOD PLAN Regulation 14 Consultation

Dear Hassocks Parish Council,

We are writing on behalf of Worth Parish Council to invite your comments on the Copthorne Neighbourhood Plan which is now out for consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It is an eight-week consultation which runs from today, 18 September 2020, until midnight on 13 November 2020.

You are receiving this email as you have either engaged previously and asked to be kept informed of the plan as it progresses, or because you are a statutory consultee.

Views and comments are sought from everyone that has an interest in the parish. Views and comments may relate to the proposed policies, the content/wording of the plan, whether the evidence base is appropriate/correct or whether anything is missing from the plan. If your comments do not fit into one of these categories, please do not worry – please submit your comments anyway as your input is valued.

The purpose of the consultation is to ensure that the proposed Copthorne Neighbourhood Plan reflects the aspirations of the local community whilst adhering to its legal requirements and constraints. Once we have taken consultation responses into account the plan will move to the next regulatory stage and be submitted to Mid Sussex District Council. This is the last opportunity for you to comment and influence the plan before it is submitted.

The consultation documents comprise:

1. Copthorne Neighbourhood Plan (August 2020)
2. Draft Consultation Statement (August 2020)
3. Copthorne SEA Screening (July 2020)
4. Assessment of Local Heritage Assets (August 2020)
5. Copthorne Heritage and Character Assessment (May 2019)
6. Local Green Space Assessment (August 2020)

All consultation documents and details of how to submit consultation responses can be found at www.worth-pc.gov.uk. If you are unable to access this website or view the documents online, please phone the Parish Council on 01342 713407 who will ensure you have access to a hard copy, taking into account current COVID-19 restrictions.

All responses to this consultation must be received in writing prior to the end of the consultation period and will likely be published verbatim when the plan is submitted to Mid Sussex District Council. Anonymous responses, responses that contain inappropriate language, defamation or are deemed to be offensive will not be accepted.

We look forward to receiving your consultation response, please ensure it is submitted before midnight on 13 November 2020. Should you have any difficulty accessing www.worth-pc.gov.uk or require any further information about this consultation, please contact Worth Parish Council on 01342 713407 or nplan@worth-pc.gov.uk.

To: Planning Committee
Date: 5 October 2020
Contact for this report: Deputy Clerk

Subject: Agenda Item 10 – **South Downs National Park Authority(SDNPA). Parking Supplementary Planning Document Consultation.**

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1. The purpose of this report is to notify Members of correspondence received from the SDNPA.
 2. ****The Parking Calculator referred to in the correspondence below has been distributed by email as a background paper.**

Message from South Downs National Park Authority

Parking Supplementary Planning Document (SPD) Consultation

*South Downs National Park Authority (SDNPA) is consulting on a draft Parking Supplementary Planning Document (SPD) (full title – Guidance on Parking for Residential and Non-Residential Development). **We would like to hear your views on the document.** Further details of how to respond to the consultation are given below.*

The purpose of the Parking SPD is to give clear direction to all those involved in the planning application and decision making process regarding the provision of cycle and vehicle parking for new development in the South Downs National Park (SDNP). The Parking SPD applies to both residential and non-residential development and, along with some locally specific Neighbourhood Development Plan policies, will replace all previous standards provided by the county councils in the SDNP once adopted. The Parking SPD will be a material consideration for relevant planning applications once adopted.

Responding to the Consultation

The Parking SPD and related documents are 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 exception is the Parking Calculator which is attached to this email and is Appendix 1 of the Parking SPD. This was due to technical problems uploading to the website. If you have had problems receiving the attachment in your email inbox the Parking Calculator will hopefully be uploaded to the website later next week.*

*The consultation will run for a period of 8 weeks, starting on Thursday 24 September 2020. **All comments must be received by 5pm on Thursday 19 November 2020.***

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

Kevin Wright
Planning Policy Officer
South Downs National Park Authority

To: Planning Committee
Date: 5 October 2020
Contact for this report: Deputy Clerk

Subject: Agenda Item 11 – Lewes District Council - Land Availability Assessment (LAA) - Invitation to Join.

1. Members are invited to note the following correspondence received from Lewes District and Eastbourne Borough Councils.

Lewes and Eastbourne Planning Policy Consultations

Lewes District Council - Land Availability Assessment (LAA)

You've been invited to participate in the **Lewes District Council - Land Availability Assessment (LAA)** consultation by the consultation manager, Eastbourne Borough Council (Anna Clare).

This consultation is open from 28 Sep 2020 at 12:00 to 18 Dec 2020 at 23:59.

The Land Availability Assessment (LAA) previously known as the Strategic Housing and Economic Land Availability Assessment (SHELAA) is a detailed document that identifies and assesses land to support future development.

As part of the LAA 2020 we are inviting submission of site for consideration in the new Local Plan, as well as sites for housing and employment uses, we are also seeking submission of sites with potential for renewable energy generation and green infrastructure.

The National Planning Policy Framework (NPPF) requires us to identify and maintain at least a five year supply of deliverable and developable land for housing. The study assesses whether sites submitted to us for housing are either Deliverable (suitable, achievable and available) or Developable (suitable with a reasonable prospect of being available at a specific point in time) for future housing development.

The LAA is an important technical piece of evidence however the study is not a statement of Council policy and does not in itself determine whether a site should be allocated for development in the next Local Plan nor does it necessarily mean it would be granted planning permission.

The call for sites does not include the part of Lewes District which lies within the South Downs National Park.

Please note this invitation expires after 28 dates, however you can still access the call for sites at,

<https://planningpolicyconsult.lewes-eastbourne.gov.uk/consult.ti/SHELAA/consultationHome>