

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting,
held on Wednesday 16th January 2019, at 7.30pm,
at Mannings Heath Village Hall, Mannings Heath

Present: Cllr V Court
Cllr J Assasi
Cllr J Chaytor
Cllr A Gaffney
Cllr O Hydes (OBE)
Cllr J Mercer
Cllr T Nelson
Cllr S Turner

Two members of the public also attended the meeting.

PC001/18-19 APOLOGIES FOR ABSENCE were received Cllr J McClean, Cllr G Dixon and Cllr F Boulter were absent from the meeting.

PC002/18-19 DECLARATIONS OF INTEREST - none.

PC003/18-19 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING
RESOLVED to approve the minutes from the Planning Committee meeting, held on 19th December 2018, as a true and correct record of the meeting and they were signed by the Chairman.

PC004/18-19 PUBLIC FORUM

The applicants for DC/18/2736 explained that they had recently purchased Bridleside and were looking at building a two-bay garage with an office and storage, they both worked from home and needed additional space, the proposed building was at the rear of the property and would look the same as the existing barn.

PC005/18-19 PLANNING APPLICATIONS

DC/18/2736 03/01/2019 RESOLVED	Erection of a two-bay garage with office and storage. Bridleside, Winterpit Lane, Mannings Heath (Parish of Lower Beeding) Nuthurst Parish Council raise no objection to this application; however, they do request that a condition is imposed and that the garage/office/store is only used in conjunction with the existing dwelling.
DC/19/0047 08/01/2019 RESOLVED	Remove H pole 618518/19, 618520 and any associated equipment. Remove all spans of HV overhead lines between these poles. Install new terminal pole and 2 stay wires under the existing Over Head Line between poles 618518/19 and 618517. Reposition existing stay wire on pole 636969. Great Ventors Farm, Brighton Road, Monks Gate In principal, to raise no objection to this application, however, the Parish Council are extremely concerned that the existing drawings show the underground cable running through an Oak tree. The Parish Council therefore requests that the cable be re-routed as close to the boundary of the new development as possible and not adjacent to the boundaries of No 1 and No 2 Southlands Cottages. Special attention must also be paid to not damaging the canopy or the roots of the Oak tree adjacent to pole #618520 during the execution of these works. This tree has a vital role in providing screening and privacy from the new development.

	<p>Taking this into account, the Parish Council would like consideration to be given to a request for a TPO on the Oak tree, this was declined in March 2018, prior to an additional five dwellings being permitted on the site and the increased need for screening.</p>
<p>DC/19/0048 08/01/2019 RESOLVED</p>	<p>Installation of a compact substation enclosure, dimensions 1.6m x 1.6m x 1.2m. Great Ventors Farm, Brighton Road, Monks Gate</p> <p>In principal to raise no objection to this application, however, the Parish Council requests that the cables from the substation be re-routed as close to the boundary of the new development as possible (as per the attached drawing) and not adjacent to the boundaries of No 1 and No 2 Southlands Cottages.</p> <p>Special attention must also be paid to not damaging the canopy or the roots of the Oak tree adjacent to pole #618520 during the execution of these works. This tree has a vital role in providing screening and privacy from the new development.</p>

PC006/18-19 PLANNING UPDATES

- i) Micklepage DC/18/1883 & DC/18/2076
Both applications were on the Planning Committee North agenda 8th January 2019. The application for the minor material amendment to the roof design (DC/18/2076) was permitted in line with the Officers report, the Parish Council and District Councillor Toni Bradnum spoke in objection to the recommendation. The application to insert a roof light (DC/18/1883) was refused because it would create a fourth bedroom, this was in line with the Officers report, the Parish Council and the District Councillor spoke in objection to the application and in support of the Officers recommendation.
- ii) Ghyll House Farm DC/18/2231
The application will be going to the Planning Committee North on 5th February 2019, the Officers report and recommendation have not yet been published.
- iii) Millers Mead (DC/17/2534 & EN/17/0062)
An application to challenge the Planning Inspectorates decision to dismiss both the appeals has been submitted by the appellants for the site. The case will be heard by a Judge to determine if there are grounds to go to the High Court.
- iv) Land opposite the Dun Horse DC/18/2612
WSCC have responded to the consultation, they have provided technical information and do not have any safety issues with the proposed reduction in the visibility splay.
- v) Land opposite the Dun Horse S106/18/0028
The Parish Council objected to the application to modify the Section 106 agreement to remove the contribution element relating to the affordable housing contribution. The applicant has responded advising that the request is in line with the NPPF 2018, however, planning permission was permitted in 2017 and the previous NPPF guidelines should be effective.
RESOLVED to submit a further letter to HDC, stating that the NPPF 2018 guidelines should not apply to an application permitted in 2017.
- vi) Little Homefield DC/19/0074
An application for 'Permission in Principle' has been submitted for the Little Homefield site. This is new legislation, reducing the time to five weeks in which HDC must issue a decision and 14 days for consultees to submit their observations, there is not a statutory requirement

to consult neighbouring properties. If HDC approve the application they are required to state the minimum and maximum number of dwellings on the site, the applicant would then need to submit a further 'Technical Details' application.

The Members discussed the proposal at length and **RESOLVED** to submit a strong objection to the present application, however, because the Parish Council acknowledged that the site was located within the BUAB, it may consider supporting a proposal for the erection of 3 no. two or three bedroom detached bungalows with all the accommodation on the ground floor.

vii) Rickfield Farm EN/19/0001

An Enforcement number has been issued for the alleged erection of a building without planning consent.

viii) MoGRA AGM

The Chairman and Clerk attended MoGRA's AGM on 12th January 2019. A number of issues were raised, including external lighting on the dwellings in Coolhurst Close, HDC have since confirmed that 'down lighting' was permitted under DISC/18/0011. MoGRA have also submitted a letter to HDC on the planning process of a recent application in Monks Gate, they have received an unsatisfactory reply from the HDC's Legal Department and are preparing a letter in response.

ix) St Andrews School Installation of solar panels

Solar panels have recently been installed on the roof of St Andrews School, the Parish Council were not aware of the installation, however, on 4th April 2018 it was minuted;

'WSCC introduced a pilot scheme where solar panels were fitted to the roofs of nine schools in the county, the scheme has been a success and a further £2.2 million of Capital Funding is available for the next financial year. The County Councillor has been in discussions with the headmaster at St Andrews School re the project.'

The Clerk is checking with HDC to ascertain if planning permission is required for the installation of solar panels in conservation areas.

PC007/18-19 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA none.

The meeting closed at 8.16pm