

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting, held on Wednesday 31st July 2019,
at 7.30pm, at Mannings Heath Village Hall, Mannings Heath

Present: Cllr O Hydes OBE (Chairman) Cllr C Kenny Cllr S Turner
Cllr J Assassi Cllr D Livingstone (Vice Chair)
Cllr R Carmichael Cllr J Mercer
Cllr C Chaytor Cllr T Nelson

The Clerk to the Parish Council, Sarah Hall, District Councillor Toni Bradnum and 57 members of the public also attended the meeting.

PC020-19/20 APOLOGIES FOR ABSENCE

It was **RESOLVED** that apologies for absence from Cllr N Bryant and Cllr D Cotton be **APPROVED**.

PC021-19/20 ELECTION OF THE VICE CHAIRMAN OF THE PLANNING COMMITTEE

It was **RESOLVED** that Cllr D Livingstone be elected Vice Chairman of the Planning Committee for the 2019/20 municipal year. **PROPOSED** by Cllr T Nelson and **SECONDED** by Cllr J Mercer

PC022-19/20 DECLARATIONS OF INTEREST

Cllr R Carmichael declared a Prejudicial Interest in item PC026-19/20 Planning Applications, DC/19/1490.

PC023-19/20 APPROVAL OF THE MINUTES

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#), held 17th July 2019, be confirmed as a correct record and be recommended for approval to the Full Parish Council.

PC024-19/20 NUTHURST CRICKET CLUB OFFICIAL OPENING

It was **RESOLVED** that the Parish Council would accept the invitation to participate in the official opening of the Cricket Pavilion on 14th September 2019. The matter would be discussed in greater detail at a meeting with the Cricket Club later in the evening.

PC025-19/20 PUBLIC SESSION

Nine members of the public spoke in the public session and the following concerns were raised about the planning application to convert the ground floor of the Dun Horse into three flats;

- Essential community hub, detrimental to the village if the pub closes
- Located on a dangerous junction
- Inadequate provision for parking
- Permission for fourteen additional dwellings to be built opposite
- Previously listed as an Asset of Community Value
- No serious attempt made to sell the property as a pub
- Marketed for over 4 years
- Derelict building, an eyesore when entering the village

- Five landlords in 30 years
- Insufficient investment from previous landlords/owners
- No going back if change of use permitted
- Smaller site, less money to operate, if creative, could be a viable enterprise
- Going full circle, Post Offices being successfully reintroduced into communities
- Huge investment and commitment
- One resident preferred flats to a pub

PC026-19/20 PLANNING APPLICATIONS

It was **RESOLVED** to **DISCUSS** the Planning applications and **SUBMIT** the Parish Councils observations to Horsham District Council.

<p><u>DC/19/1198</u> 16.07.2019</p>	<p>DC/19/1198: Conversion of redundant milking parlour building to ancillary accommodation and the cattle shed to garage, workshop and storage space. New Brook Farm, Nuthurst Road, Maplehurst. Amended title and address: DC/19/1198: Conversion of redundant milking parlour building to 1 no. residential dwelling and the cattle shed to garage, workshop and storage space. Buildings to the South of New Brook Farm, Nuthurst Road, Maplehurst.</p>
<p>RESOLVED</p>	<p>The Parish Council notes the change in the title from “ancillary accommodation” to “1 no. residential dwelling” and the change in address by adding “Buildings to the South of”. It is concerned that this change was made and accepted by HDC without any explanation from the applicant. The Parish Council assumes that these changes were necessary because the proposed development is situated in a different demesne to New Brook Farm and therefore could not be classed as ancillary accommodation. It would have been helpful had this been made clear when the amendments were submitted. The Parish Council considers that these changes do not alter the Parish Council’s reasons for objecting to the original application. These reasons are repeated below.</p> <p>The Parish Council objects to this planning application for the following reasons:</p> <p>1) The application site is outside any Built Up Area Boundary or settlement boundary and therefore is development in the countryside. The site is not allocated for development within the Horsham District Planning Framework (HDPF) or the Nuthurst Parish Neighbourhood Plan (NPNP). The proposed development would be inconsistent with the overall strategy for development in the HDPF. It is therefore contrary to policies 1, 2, 3, 4, 26 and 40 of the HDPF (2015), policy 1 of the NPNP (2015) and the National Planning Policy Framework (NPPF, 2018)</p>

2) The site lies within a rural location outside the limits of any existing settlement and the proposed dwelling does not constitute a use considered essential to such a countryside location, such as supporting agriculture or forestry. The proposed development would therefore conflict with policies 1, 2, 3, 4 and 26 of the HDPF (2015) and the NPPF (2018).

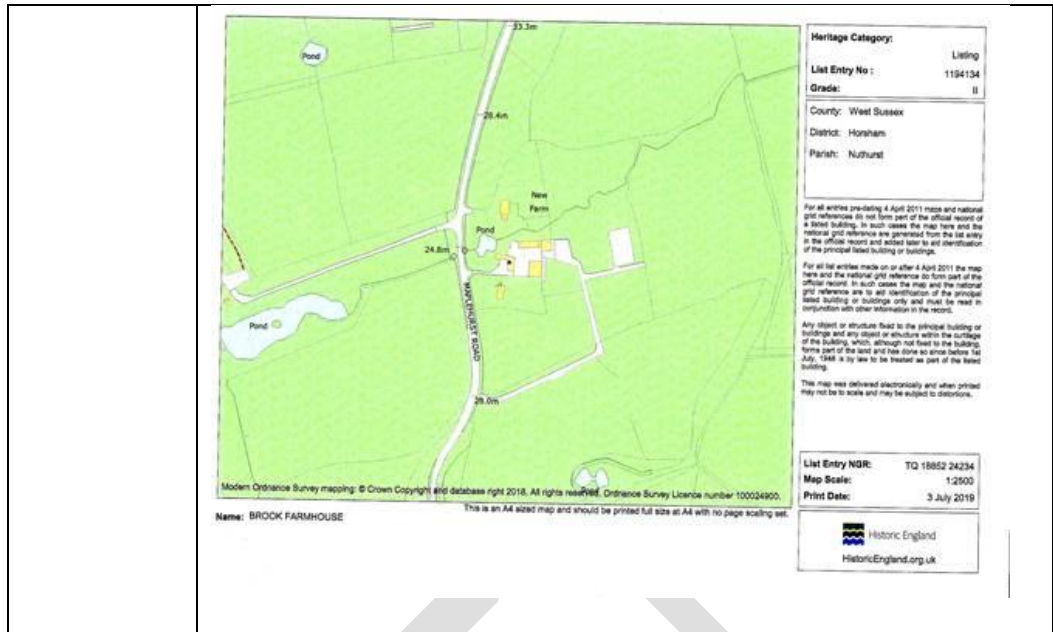
3) The proposed development would harm the setting of the Grade II listed building, Brook Farmhouse and the old barn complex that sits within the curtilage of Brook Farmhouse. The attached listing from Historic England confirms that the old barn complex is part of the listed building because it states *“Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building”*. The milking parlour is approximately 8m and the cattle shed approximately 12m from the old barn complex.

Therefore the proposed development would harm the setting of Brook Farmhouse and its old barn complex, contrary to policy 34 of the HDPF (2015) and policy 195 of the NPPF (2018) which states: *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss”*. The Parish Council maintains that there is no public benefit from the proposed development.

4) The proposed development does not meet policy 33 of the HDPF (2015) and policy 10 of the NPNP (2015) because the development does not reflect the architectural and historic character and scale of the surrounding dwellings. Furthermore, it does not meet the overarching aim of the Nuthurst Parish Design Statement (PDS, 2017) to retain its largely rural character and in particular the proposed “zinc roof” is contrary to section 2.3 of the PDS (2015) because the roof slope is well less than 45° and the roof is not made of traditional countryside materials such as clay tiles.

The Parish Council urges Horsham District Council to refuse planning permission for this application on the above grounds.

Attachment: Extract from Historic England



DC/19/1389 The Dun Horse Inn

The Chair of the Planning Committee made a presentation which covered

- the history of the site and previous planning applications;
- a summary of the residents' views on the current application on HDC's planning portal and the Villages Facebook page;
- a summary of WSCC's view that parking and road safety were not compromised by the proposed development; and
- details of the complicated issues regarding Assets of Community Value
- details of the proposal for three flats on the ground floor

Councillors were asked what advice to give to HDC on the planning application, particularly whether;

- 1) to oppose the application on appropriate planning grounds;
- 2) to support the application, perhaps with provisos such as improvements to the "triangle" or a reduction to two flats; or
- 3) to neither oppose nor support the application.

Each Councillor expressed his/her view on these options with reasons.

Standing Orders were suspended at 8.40pm

With previous experience in the licencing trade a resident, Mr Smith, volunteered to take the project forward and form a steering committee. Cllr Jay Mercer offered to assist on a personal basis.

Standing Orders restored at 8.45pm

After further detailed discussion, it was agreed that the Parish Council would oppose the application as follows ([appendix DC/19/1389 objection](#)).

<u>DC/19/1389</u> 15.07.2019	Change of use from (A4) pub to 3.No (C3) flats on ground floor Dun Horse Inn, Brighton Road, Mannings Heath
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RESOLVED	To object to this application (appendix DC/19/1389 objection) Proposed by Cllr J Mercer, seconded by Cllr T Nelson
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Cllr R Carmichael left the room at 8.55pm

<u>DC/19/1490</u> 24.07.2019	Variation of condition 1 and removal of condition 3 to previously approved application DC/19/0739 (Erection of single storey extension to rear elevation and insertion of first floor window to rear elevation) Relating to removal of window to first floor east elevation and installation of window to north elevation with changes to ground floor rear elevation. Mayfield, Pound Lane, Mannings Heath
RESOLVED	To raise no objection to the application.

Cllr R Carmichael returned to the meeting at 9.00pm

PC026-19/20 PLANNING UPDATES

EN/17/0062 Crossover Nuthurst Street

The Enforcement Team provided the following statement when asked for an update on the Legal proceedings;

'I would advise you that the matter is still an ongoing matter, and in such cases, the details of ongoing cases are not disclosed. The limited disclosure is to ensure that if proceedings are undertaken, any party whom proceedings are against have not been prejudiced or disadvantaged by the disclosure and discussion of the matter with others before they are formally involved in the prosecution process as a Defendant.'

It was **RESOLVED** to **WRITE** to the Enforcement Team to ask for the date and place of the Court hearing.

Constituency Surgery with MP Jeremy Quin

Cllr S Turner and Cllr O Hydes both attended the surgery, the lack of fibre optic broadband in areas of the parish and planning issues, including lack of support for Neighbourhood Plans and Enforcement Notices, were discussed. Jeremy Quin will be addressing the lack of Enforcement Action with HDC.

EN/18/0565 & EN/19/0266 – Hawthorns

The continued work on the site has been reported to HDC, upon receipt of photographs the Enforcement Team immediately made a site visit and were advised that a concrete for was being laid in the large barn. HDC will continue to monitor.

PC027-19/20 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

It was **RESOLVED** to **NOTE** that the Councillors did not request for any items to be included on the next agenda.

The meeting closed at 9.10pm

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Chairman of the Planning Committee

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Date

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