

## NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting,  
held on Wednesday 17<sup>th</sup> April 2019, at 7.30pm,  
at Mannings Heath Village Hall, Mannings Heath

**Present:** Cllr V Court (Chairman) Cllr J Mercer  
Cllr J Chaytor Cllr T Nelson  
Cllr G Dixon Cllr S Turner  
Cllr A Gaffney

The Clerk to the Parish Council, Sarah Hall, and nine members of the public also attended the meeting.

### PC024/18-19 APOLOGIES FOR ABSENCE

It was **RESOLVED** that apologies for absence from Cllr J Assassi, Cllr F Boulter, Cllr O Hydes (OBE) and Cllr J McClean be **APPROVED**.

### PC025/18-19 DECLARATIONS OF INTEREST

No declarations of interest, as defined under the Localism Act 2011 and the Parish Councils Code of Conduct, were made.

### PC026/18-19 APPROVAL OF THE MINUTES

It was **RESOLVED** that the Minutes of the Planning Committee Meeting held on 20<sup>th</sup> March 2019 be confirmed as a correct record and be recommended for approval to the Full Parish Council.

### PC027/18-19 PUBLIC SESSION

Four members of the public objected to the planning application for Mayfield (DC/19/0739), the reasons for their objections were over intensification of the site, out of keeping with neighbouring properties and invasion of privacy. There were also concerns about agricultural land at the rear of the property being incorporated into the garden. The Clerk was asked to report this issue to the Enforcement Team.

MoGRA advised that the Enforcement Team had requested for Denton Homes to remove the additional lighting in excess of that approved under application DISC/18/0019.

### PC028/18-19 PLANNING APPLICATIONS

<a href="#">DISC/19/0079</a> 26.03.2019 <b>RESOLVED</b>	<b>Approval of details reserved by condition 8 on DC/16/1753</b> Land Opposite the Dun Horse Brighton Road Mannings Heath <b>To raise no objection to the drainage proposals.</b>
<a href="#">DC/19/0739</a> 04.04.2019 <b>RESOLVED</b>	<b>Erection of a two part and part single storey rear extension</b> Mayfield, Pound Lane, Mannings <b>To object to this application for the following reasons:</b> <ul style="list-style-type: none"><li>• Overdevelopment of the site</li><li>• Unsympathetic to the immediate environment (one of the overarching aims of the Nuthurst Parish Design Statement)</li></ul>

	<ul style="list-style-type: none"> <li>• Flat roofs included in the design (contrary to Section 2.8 Extensions of the Nuthurst Parish Design Statement)</li> <li>• Extensive rear paved patio which means there is virtually no usable rear garden (in contravention of paragraph 1 (a) of the Nuthurst Parish Design Statement). It also means that over half of the site is building or hardstanding which is out of keeping with the extensive gardens of nearby properties.</li> <li>• The proposed two storey extension means that the rear elevation is not sympathetic to the rest of the house because there are too many incompatible architectural finishes.</li> <li>• The proposed unsympathetic extension is contrary to policy 10 of the 'made' Nuthurst Neighbourhood Plan because the scale, massing, design, layout and materials do not reflect the architectural and historic character and scale of the surrounding buildings.</li> </ul>
<a href="#">DC/19/0744</a> 05.04.2019  <b>RESOLVED</b>	<b>Erection of a two storey side extension of existing annexe accommodation</b> Woodfield, Copsale Road, Maplehurst <b>To raise no objection to this application, however, the Parish Council request that there is a condition for the annexe to remain connected to the house.</b>
<a href="#">DC/19/0786</a> 10.04.2019 <b>RESOLVED</b>	<b>Surgery 1 x Oak</b> Land rear of 21 Woodlands Walk, Mannings Heath <b>To raise no objection to the application.</b>

**PC029/18-19 PLANNING UPDATES**

- i) **Crossover (Micklepage/Winthrift) EN/17/0062**  
**RESOLVED** to **NOTE** the Parish Council wrote to Glenn Chipp, Chief Executive, on 7 April, because the Planning Officers had not replied to previous correspondence. The letter asked for removal of the crossover to be enforced. To date no reply has been received from Glen Chipp.
- ii) **Coolhurst Close DC/18/1792**  
**RESOLVED** to **NOTE** the Parish Council wrote to the Case Officer because there was still no S106 agreement and therefore no decision letter. The reply indicated that the delay was due to high volume of work in HDC and that the agreement was being negotiated.
- iii) **Copsale Farm DC/19/0499**  
An amended structural statement was uploaded onto the HDC Planning Portal on 4 April and amended elevations on 8 April. The Parish Council and residents were NOT advised of these amendments.
- RESOLVED** for the Parish Council to write to the Planning Department and ask why the Parish Council were not informed about the amended structural statement /elevations and state that the previous comments submitted on 21 March 2019 still apply.

iv)

**Coltstaple Farm DC/18/2517**

There was a delegated decision letter on HDC planning portal 5 April, but no case officer's report. Furthermore, there were 8 objections from different addresses so this application should have gone to Planning Committee for decision.

The Parish Council wrote to HDC (Emma Parkes) asking for an explanation and were advised that the omission of case officer's report was administrative error. The Case Officers report was included on HDC's website on 15 April, but was dated 5 April.

The reply further explained that the application did not go to Committee because two of the objections were received after Neighbour Consultation expiry on 3<sup>rd</sup> January 2019, whilst the Standard consultation expired on 27<sup>th</sup> March 2019 and the Determination Deadline was 22<sup>nd</sup> January 2019.

The Planning Department has previously advised that they consider late objections when making their decisions and have considered late objections at Planning Committee meetings.

**RESOLVED** to write to HDC expressing the Parish Councils concerns about the procedure which had been followed.

v)

**Keatings/Hollyhocks DC/18/0846**

**RESOLVED** to **NOTE** the Planning Inspectorate have not issued a decision on the appeal and they have not replied to the request for the appeal to be disallowed because it was submitted out of time.

vi)

**Dun Horse House DC/17/2294, Forest House Cottage DC/18/0793 and Little Homefield DC/18/1849**

**RESOLVED** to **NOTE** the Planning Inspectorate have not issued a decision on the above appeals.

The Chairman advised that an Enforcement Number has been issued for the construction of a timber building in the grounds of the building adjoining Sedgwick Castle.

The next meeting of the Parish Council will be on 15<sup>th</sup> May 2019, the Clerk advised that any applications received between 17<sup>th</sup> April and 25<sup>th</sup> April would be discussed via an email consultation.

**PC029/18-19 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 Planning Committee agenda.

**The meeting closed at 8.00pm**