

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting, held on Wednesday 17th July 2019,
at 7.30pm, at Mannings Heath Village Hall, Mannings Heath

Present: Cllr O Hydes OBE (Chairman) Cllr J Chaytor Cllr S Turner
J Assassi Cllr C Kenny
Cllr N Bryant Cllr D Livingstone
Cllr R Carmichael Cllr J Mercer

The Clerk to the Parish Council, Sarah Hall, District Councillor Toni Bradnum and 16 members of the public also attended the meeting.

PC011-19/20 APOLOGIES FOR ABSENCE

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

PC012-19/20 DECLARATIONS OF INTEREST

Cllr R Carmichael declared a Prejudicial Interest in item PC007-19/20 Planning Applications, DC/19/0719.

CHAIRMANS ANNOUNCEMENTS

The Chairman of the Planning Committee advised that John le Rossignol and Andy Vines had sadly passed away. Both had previously been Parish Councillors and were very involved with community projects. Cllr O Hydes will be attending their funerals.

PC013-19/209 APPROVAL OF THE MINUTES

It was **RESOLVED**, after the following amendments were made;

PC007-19/20i DC/19/0739 Mayfield

Cllr R Carmichael returned to the meeting at 7.50pm

PC008-19/20iii DC/19/0763 Hawthorns

*It was **RESOLVED** to note that HDC have **REFUSED** planning permission.*

that the Minutes of the [Planning Committee meeting](#), held on 19th June 2019, be confirmed as a correct record and be recommended for approval to the Full Parish Council.

PC014-19/20 TERMS OF REFERENCE

It was **RESOLVED** to **ADOPT** the updated [Planning Committee Terms of Reference](#).

PC015-19/20 PRESENTATION BY BRUNSWICK DEVELOPMENTS (DUN HORSE INN)

The Chairman of the Planning Committee explained that the Dun Horse Inn was registered by CAMRA as an Asset of Community Value on 23 October 2015 with a moratorium on the sale of the property until 17 December 2015. As there was no community interest to buy the pub by that date, the pub went on sale on the open market."

Planning permission has already been granted for a house to be erected in the pub garden and for the first floor of the pub to be converted into flats, with the downstairs remaining as a public house.

Mr A Goodall and Mr F Goodall, from Brunswick Developments, said that they had recently acquired the Dun Horse Inn and had submitted a planning application to convert the ground floor into three units, two starter and one studio flat.

The Dun Horse had been on the market for four years and no one has come forward to purchase the property for the permitted use of a public house and flats. The property now needs substantial investment.

Mr Goodall commented that parking was an issue, but, three small flats would probably generate less vehicles than a public house and considerably less than a commercial venture.

In reply to the question 'would you be prepared to sell for an alternative venture?' Mr Goodall advised that he would give a viable proposition consideration.

It was **RESOLVED** to **NOTE** the contents of the presentation by Brunswick Developments.

Members of the public and the Parish Councillors made the following comments on the proposal;

- It is an opportunity to remarket the area.
- Parishioners may wish to consider a community venture to reopen the pub.
- If there is insufficient trade you cannot force a business to stay open.
- The pub has not been supported for many years and it is now time to move forward.
- Three pubs on the A281 have closed in the last few years.
- Parking is a major issue.

PC016-19/20 PUBLIC SESSION

A member of the public advised that the six-foot fencing behind Windthrift should be post & rail fencing and that due to root damage during the development at Micklepage a large Oak now had 'dieback', he also mentioned his concerns about the length of time it was taking to remedy the crossover.

Bob Dann has taken over as the Chairman of FONM (Friends of Nuthurst Meadow) and has asked HDC on a number of occasions why they are not enforcing action on the illegal crossover.

The Chairman of the Planning Committee advised that '*the matter of the breach of the effective enforcement notice was referred to the Council's Legal department on 13th May 2019 in order for prosecution proceedings to be instigated*' and that the department are waiting for a date when the matter will be listed in Court.

A member of the public advised that they would be making a formal objection to HDC re the planning application for dwellings on the land behind Millers Mead. The

parishioner also commented that he was very concerned that the Parish Council were continually having to defend the Neighbourhood Plan.

PC017-19/20 PLANNING APPLICATIONS

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

<p>DC/19/1277 27.06.2019</p>	<p>Erection of 2.No detached buildings comprising of a total of 30.No flats including 10 affordable units with associated access and parking. Cisswood House Hotel, Sandygate Lane, Lower Beeding</p> <p>The proposed development is in Lower Beeding Parish Council’s area. Nuthurst Parish Council is commenting on this application because the proposed development is close to the Parish’s border and it has serious implications for the Parish.</p> <p>The Parish Council strongly objects to this application on the following grounds:</p> <p>1. Horsham District Council (HDC) refused planning permission for a previous application on this site (DC/15/0589) for 47 flats and 4 detached dwellings. The Parish Council considers that some of the reasons for refusal apply equally to this current application. They can be summarised as follows:</p> <ul style="list-style-type: none"> • <i>The proposed development would be located outside of a built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework or in a developing Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to policies 1, 2, 3, 4, 26 and 40 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2018).</i> • <i>The proposed development would introduce an uncharacteristic and unexpected urbanised environment within the countryside. The proposed flats would not relate sympathetically to the landscape character of the locality to the detriment of the character and appearance of the locality. The proposal is therefore contrary to policies 25, 26, 31, 32 and 33 of the Horsham District Planning Framework (2015).</i> • <i>The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 79 of the National Planning Policy Framework (2018) and with policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015).</i> <p>2. The applicant appealed against HDC’s refusal of planning permission for DC/15/0589) and the Planning Inspectorate dismissed the appeal. The reasons for dismissal apply equally to this current application. They can be summarised as follows:</p> <ul style="list-style-type: none"> • <i>The proposal would conflict with HDC’s Planning Framework’s settlement strategy, particularly it would conflict with policies 2 and 4. Furthermore the proposal is not essential to a countryside location and it is in an</i>
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	<p><i>unsustainable location where the residents reliant on the private car for a significant majority of daily trips.</i></p> <ul style="list-style-type: none"> <i>The area's character and appearance would be unacceptably harmed in conflict with Horsham District Planning Framework 26, 32 and 33. The proposal would create an unacceptable urbanised effect in what is – notwithstanding the presence of the existing hotel complex – a clearly rural setting.</i> <p>3. There are other reasons for refusing this application as follows:</p> <ul style="list-style-type: none"> Unsustainable location. The unsustainable countryside location is totally unsuitable for “affordable houses” (flats) because the residents are likely to require easy access to job centres, social services, health services, shops and other services that are provided in urban areas. Sewage treatment. The Parish Council understands that the sewage from the Cisswood Hotel site flows to the sewage treatment works at Monks Gate, which is near to full capacity. Southern Water will say that the sewers have the capacity to take the sewage flow, but the issue is the capacity of the treatment works at Monks Gate to properly treat that sewage. Nuthurst Parish Council’s “made” Neighbourhood Plan for 18 to 21 additional houses in Monks Gate, 10 of which have already been constructed, will take up fully the spare capacity at the sewage works. An additional 30 flats will place an intolerable demand on the Monks Gate sewage treatment works and result in foul sewage flooding with its consequential public health and environmental concerns. Traffic. During the course of preparing our Neighbourhood Plan, the Parish gathered traffic statistics for the A281 and our rural roads and obtained our resident’s views on traffic in the Parish. This research found that there was considerable concern about safety along the A281, in our rural roads and at our junctions. The additional 30 dwellings and perhaps about 60 extra vehicles in Lower Beeding exiting onto Sandygate Lane close to the junction with the very busy A281 and using the A281 adds to our concern about road safety. <p>Conclusion The Parish Council strongly urges HDC to refuse this application for all the above reasons.</p>
<p>DC/19/1358 04.07.2019</p> <p>RESOLVED</p>	<p>Prior notification for the creation of a new agricultural access chalk track with eco mix topping form an existing entrance around the side of the field to existing farm buildings. Water Mill Barn Amiesmill Farm Kerves Lane Horsham To raise no objection to this application.</p>
<p>DC/19/1361 05.07.2019</p> <p>RESOLVED</p>	<p>Part conversion of garage into habitable living space erection of a ground and first floor side extension. 6 Heath Close, Mannings Heath To raise no objection to this application.</p>
<p>DC/19/1355 05.07.2019</p> <p>RESOLVED</p>	<p>Erection of a detached outbuilding with internal swimming pool (Certificate of Lawful Development - Proposed) Hollyhocks, Nuthurst Road, Nuthurst The Parish Council considered this application to build a large outbuilding for a swimming pool at its meeting on the 17 July 2019. It particularly noted that the</p>

	<p>proposed building occupies nearly the same footprint as Hollyhocks. No members of the public supported the application and Councillors were unanimous in objecting to it as they were mindful of the applicant's previous applications. These involved an application to build two houses in the garden which was refused by HDC, followed by a second application to build one house in the garden and a subsequent appeal to the Planning Inspectorate against HDC's refusal of planning permission, which was dismissed.</p> <p>The Parish Council would probably have no objection to a swimming pool being erected attached to the host house, but it views this application for a large outbuilding as part of a staged attempt to achieve a second dwelling within the curtilage of Hollyhocks, something that has already been refused three times.</p> <p>The Parish Council would have expected to see an application for a swimming pool attached to the host house as this would have been more practical for users as there would be no need to go outside in the winter months in order to access the pool. It would also avoid the potential of impinging on their neighbours' (Romanda Lodge) enjoyment of their garden.</p> <p>The Parish Council therefore urges HDC to refuse this application and encourage the applicant to rethink the scheme.</p>
<p>DC/19/1372 09.07.2019 RESOLVED</p>	<p>Fell 1 x Ash tree 14 Lime Kiln Road To raise no objection to the application.</p>
<p>DC/19/1119 10.07.2019 (amended) RESOLVED</p>	<p>Outline application for the erection of 5. No dwellings (shared ownership) with all matters reserved except for access. Land at Millers Mead, Nuthurst Street, Nuthurst The Parish Council has no hesitation in strongly urging HDC to refuse this application on the multiplicity of noted in appendix DC/19/1119 Land at Millers Mead Objection. It views this approach as especially important given that the applicant will almost certainly go to appeal and the reasons for refusal therefore need to be set out fully and comprehensively.</p>
<p>DC/19/1376 10.07.2019 RESOLVED</p>	<p>Application to confirm The Cottage as ancillary/residential use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years (Certificate of Lawful Development - Existing). The Old Cottage Farm, Nuthurst Road, Maplehurst The Parish Council found the presentation of this case particularly unclear. However, as it anticipates that HDC will grant permission to regularise the use of a building as an ancillary dwelling to Old Cottage Farm, it has decided to raise no objections. However, the Parish Council would like to see a condition placed on any approval "<i>that it remains as ancillary accommodation for the enjoyment of the family of Old Cottage Farm, and that, in perpetuity, it never becomes a separate residential dwelling and that any change in residency is immediately reported to HDC</i>".</p> <p>The Parish Council would like HDC to be aware that it is concerned about the number of conversions of out-buildings into ancillary dwellings and separate dwellings that are currently being sought in the Parish.</p>

PC018-19/20 PLANNING UPDATES
Enforcement Numbers

The Enforcement Team have provided an update on the pending Enforcements Numbers, the Clerk will circulate the details to the members.

PC019-19/20 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

It was **RESOLVED** to **NOTE** that a Vice Chairman will be elected for each committee, this will be included on the next agenda of each of the committees.

The meeting closed at 9.10pm

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Chairman of the Planning Committee

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Date