

NUTHURST PARISH COUNCIL

Minutes of the Meeting of Nuthurst Parish Council held on Wednesday, 3rd July 2019 at **St Andrews CofE School, Nuthurst** commencing at **7.30 p.m.**

PRESENT: Cllr S Turner (Chairman), Cllr J Assassi, Cllr N Bryant, Cllr D Cotton, Cllr O Hydes OBE (Vice Chairman), Cllr C Kenny, Cllr D Livingstone, Cllr J Mercer & Cllr T Nelson.

ALSO, IN ATTENDANCE: Sarah Hall (Parish Clerk) and seven members of the public.

078-19/20 APOLOGIES FOR ABSENCE

It was **RESOLVED** that apologies for absence from Cllr J Chaytor and Cllr R Carmichael be **APPROVED**. Apologies for absence were also received from District Councillor Toni Bradnum.

079-19/20 DECLARATIONS OF INTEREST

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

080-19/20 MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that the [Minutes](#) and [Appendix DC/19/11119](#) from the Parish Council meeting held on 5th June 2019 be confirmed as a correct record and signed by the Chairman.

081-19/20 COMMITTEE MINUTES / REPORTS

It was **RESOLVED** that the minutes approved by the following Committees be **ADOPTED**;
[Mannings Heath Village Green Committee Meeting](#) - 19th September 2018
[Finance Committee Meeting](#) – 14th November 2018
[Planning Committee Meeting](#) – 17th April 2019

082-19/20 CHAIRMANS ANNOUNCEMENTS

The Chairman advised that County Councillor Nigel Jupp had been delayed and that item 083-19/20 would be deferred until the County Councillors arrival.

083-19/20 DISTRICT AND COUNTY COUNCILLORS REPORTS

County Councillor Nigel Jupp advised that the stile on the footpath opposite the Dun Horse had been replaced with a kissing gate and that he was aware of the damage caused to the road surface in Masons Field by a road sweeper, this has been reported to WSCC Highways.

The County Councillor also noted the request by a resident in Gaglewood to leave an area of verge, at the entrance to Gaglewood, uncut. The land belongs to Saxon Weald and is mowed by WSCC.

The issue with the lack of continuity of the speed signs limits in Copsale remains outstanding. The matter will be taken up by the Parish Council's Roads & Footpath Committee.

WSCC have started to consider the budget for 2020/21, with reduced Government funding and increased Social Care costs, further reductions will still

have to be made to services.

With the closure of the village store, opening of a Post Office at Elite Garage and new dwellings at the former Dun Horse the Chairman asked about the possibility of a pedestrian crossing on the A281 in Mannings Heath?

The County Councillor advised that due to financial constraints it would be unlikely that WSCC Highways would be in a position to finance a pedestrian crossing, at a cost £70,000.00. However, he did suggest that data on the number of pedestrians crossing the road and the potential increase, if there was a pedestrian crossing, be gathered. The Clerk and County Councillor will liaise re the criteria for a pedestrian crossing.

The County Councillor concluded, WSCC are formulating an Events Policy, with particular reference to Velo South, the policy would hopefully include a thorough consultation with all Parishes effected and at least 18 month's notice of any event.

084-19/20

PUBLIC SESSION

A member of the public asked how HDC's review of the HDPF (Local Plan) would impact on the Neighbourhood Plan?

The Vice Chairman advised that HDC expect to complete the review in 2021 and that there were two aspects which could affect the Neighbourhood Plan;

- i) HDC are required by the Government to provide additional houses, the figure has yet to be confirmed.
- ii) HDC will meet the requirement through strategic allocation to the main urban centres (Horsham, Billingshurst, Southwater etc) and through allocation to each Parish for their Neighbourhood Plan. HDC have not yet advised how they will apportion the numbers.

The Parish Council have been given three option by HDC on how they would like the Neighbourhood Plan to be reviewed:

- i) The Parish Council review the Neighbourhood Plan, with a referendum and the associated costs.
- ii) HDC will take over the Neighbourhood Plan and allocate the sites, consulting with the Parish Council.
- iii) A mixture of the above.

The Parish Council have discussed the options and advised HDC;

'It was resolved to make a provisional choice to carry out its own review of its Neighbourhood Plan. However, as the need to review the Neighbourhood Plan is some time off, the Parish Council reserves the right to choose a different option in the light of any developments in Neighbourhood Planning in the meantime, including when HDC advises it of the number of houses allocated to its Neighbourhood Plan.'

In reply to a question the Vice Chairman advised that there is no further space in the existing BUAB in Mannings Heath, the site in Church Road needs to be removed and

any further development would have to be outside of the designated BUAB, leading to a review of the BUAB.

085-19/20 PLANNING
i. NEW APPLICATIONS

Number	Applicant & Reason
<p>DC/19/1198 14.06.2019</p> <p>RESOLVED</p>	<p>Conversion of redundant milking parlour building to ancillary accommodation and cattle shed to garage, workshop and storage space.</p> <p>New Brook Farm, Nuthurst Road, Maplehurst</p> <p>The Parish Council objects to this planning application for the following reasons:</p> <ol style="list-style-type: none"> 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) 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 <i>“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 <u>is by law to be treated as part of the listed building</u>”</i>. The milking parlour is approximately 8m and the cattle shed approximately 12m from the old barn complex. <p>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</p>

	<p>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.</p> <p>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^o and the roof is not made of traditional countryside materials such as clay tiles.</p> <p>The Parish Council urges Horsham District Council to refuse planning permission for this application on the above grounds.</p>
<p>DC/19/1253 18.06.2019</p> <p>RESOLVED</p>	<p>Demolition of existing dwelling, garage and outbuilding and erection of a two storey detached dwelling with link attached car port/garage and associated works. Barnfields, Broadwater Lane, Copsale</p> <p>The Parish Council has no objection in principle to the replacement of the existing dwelling with a replacement dwelling.</p> <p>The Parish Council notes that the site is outside of any defined built up area boundary or settlement boundary and therefore is in the countryside. This means that the application has to be considered under the provisions of Policy 28 of the Horsham District Planning Framework (Replacement Dwellings and House Extensions in the Countryside).</p> <p>This policy supports replacement dwellings in the countryside on a one to one basis if certain criteria are met. The key criterion is that “Replacement dwellings should not be disproportionate to the size of the existing dwelling”. It is evident from Drawing No OV/DB/DWSW/08 that the footprint of the proposed dwelling is approximately twice that of the existing dwelling. Furthermore, the gross floor area of the proposed dwelling and linked attached garage and carport would be 555 sqm compared with 290 sqm for the existing dwelling (i.e. almost double) and the</p>

	<p>proposed dwelling would be 1.3m higher than the existing dwelling and therefore intrusive in the countryside.</p> <p>Therefore, the Parish Council considers that the proposed dwelling is disproportionate to the size of the existing dwelling and objects to the application on that basis.</p> <p>The Parish Council would be prepared to support a more modest sized replacement dwelling.</p>
<p>DC/19/1236 14.06.2019</p> <p>RESOLVED</p>	<p>Non material amendment to previously approved application DC/19/0297 (Erection of two storey rear extension, fenestration and external alterations. Erection of a front porch) Relating to the removal of doorway and insertion of an additional window to the south elevation.</p> <p>Coombe Cottage, Church Road, Mannings Heath</p> <p>To raise no objection to the application.</p>
<p>DC/19/0326 20.06.2019</p> <p>RESOLVED</p>	<p>Erection of an agricultural barn to provide storage for machinery required to maintain the plots of land.</p> <p>Land North of Raylands Park, Jackrells Lane, Southwater</p> <p>To object to this application for the following reasons:</p> <ul style="list-style-type: none"> i) The proposed agricultural barn is too large and too high and would therefore be very intrusive in the countryside. ii) The size of the proposed agricultural barn is too large for the purpose stated. <p>If HDC is minded to approve the application, the Parish Council asks for a condition on the approval that it should remain an agricultural barn in perpetuity and not be converted into a residential dwelling.</p>
<p>DISC/19/0178 14.06.2019</p> <p>RESOLVED</p>	<p>Approval of details reserved by conditions 3, 5 and 10 on DC/17/2216</p> <p>Hawthorns, Bar Lane, Southwater</p> <p>The Parish Council objects to this application because it considers that the information provided does not satisfactorily discharge these three pre-development conditions.</p> <p>The information provided is vague and not specific enough, particularly in regard to the proposals under condition 3 for wheel washing facilities, dust control and recycling and disposal of waste. The Parish Council considers that a much more specific method statement for each of these is required.</p> <p>Furthermore, the Parish Council points out that construction work has already started on the site (the installation of two static caravans) in contravention of those three pre-development conditions</p>

ii. **DECISIONS**

It was **RESOLVED** to **NOTE** the delegated decisions, [HDC Planning decisions](#), Appeals lodged and Enforcement numbers.

iii. **PLANNING UPDATES**

DC/19/0739 Mayfield, Pound Lane

HDC have granted planning permission.

DC/19/1199 Land behind Millers Mead

WSSC PROW have objected to the application for the following reasons;

- the footpath has been unlawfully surfaced
- the footpath has been enclosed by a post and rail fence which has unlawfully encroached upon the width of the PROW
- an unauthorised pedestrian gate is obstructing the PROW

DCLG Neighbourhood Plan Champion

The Vice Chairman is a DCLG Neighbourhood Plan Champion, in this capacity he has been invited to attend a forthcoming event and the Vice Chairman will highlight the issues the Parish Council have experienced with HDC and the Planning Inspectorate not always supporting Neighbourhood Plans.

086-19/20 PARISH PLAN 2019/2020

It was **RESOLVED** to **ACTION** the contents of the [Parish Plan 2019/21 Planting Projects](#) and to **REVIEW** the [Parish Plan 2019/21 Children's Play Area Projects](#) at the next meeting of the Open Spaces and General Maintenance committee meeting.

It was **RESOLVED** to **AGREE** to a resident's request to leave an area of grass verge unmown at the entrance to Gaggewood. On the condition that the land owners, Saxon Weald, and neighbouring properties in Gaggewood did not raise any objections.

087-19/20 FINANCE

i. Invoices for payment June/July 2019

Cheque/Ref	Payee Name	Details	Net £	VAT £	Total £
Direct Debit	EDF Energy (April)	Unmetered Electricity Supply	188.07	9.40	197.47
S/Order	Profitable Web	Website/Email Support (July)	30.00	0	30.00
S/Order	S Hall (Clerk)	Office Allowance	87.50	0	87.50
001975	S Hall (Clerk)	Expenses	87.65	5.13	92.78
001976	WSSC	Clerks Salary May 19	1470.99	0	1470.99
001977	SSALC	Councillor Briefing (Cllr R Carmichael)	70.00	14.00	84.00
001978	Playsafety Ltd	RoSPA Inspection	68.50	13.70	82.20
001979	Countrywide Ground Maint	Additional grass cut Church Road	110.00	22.00	132.00
001980	Information Commissioners Office	Annual ICO Registration	40.00	0	40.00
Total			2,152.71	64.23	2,216.94
Paid at mtg					

001981	Process Matters 2	Data Processing Officer	150.00	0.00	150.00
Grand Total			2,302.71	64.23	2,366.94

It was **RESOLVED** that the schedule of invoices for payment, totalling **£2,366.94** be **APPROVED**.

ii. Receipts June 2019

Payment Method	Payer Name	Details	Net £	VAT £	Total £
FPI 31 May	Nat West	Interest May 2019	7.02		7.02
FPI 7 May	Donation	Nuthurst Remembers	100.00		100.00
FPI 7 May	Donation	Nuthurst Remembers	57.16		57.16
FPI 7 May	Donation	Nuthurst Remembers	108.00		108.00
FPI 16 May	Donation	Nuthurst Remembers	50.00		50.00
FPI 21 May	Donation	Nuthurst Remembers	86.74		86.74
FPI 28 May	HMRC	VAT Reclaim 2018/19	2658.28		2658.28
Total			3,067.20		3,067.20
Grand Total			3,067.20		3,067.20

It was **RESOLVED** to **NOTE** the receipts in June totalling **£3,067.20**.

- ii) It was **RESOLVED** to **APPROVE** the bank [reconciliation for May 2019](#)
- iii) It was **RESOLVED** to **APPROVE** the transfer of £2,000.00 from the Nat West deposit into the current account.
- iv) It was **RESOLVED** to **NOTE** that the unmetered electricity supply switched to SSE on 6th June 2019.
- v) It was **RESOLVED** to **NOTE** that cheque 001973 has been issued to Heritage Products to replace mislaid cheque 001962.
- vi) It was **RESOLVED** to **NOTE** the transfer of £3,210.00 (S106 funds) from HDC on 10th June 2019.

088-19/20

LOCAL ASSOCIATION, OTHER BODIES AND TRAINING REPORTS

It was **RESOLVED** to **NOTE** the following Local Association reports.

- Parish Council Planning Training – 26th June 2019
- HALC – 25th June 2019 (Cllr J Chaytor & Cllr O Hydes)

<https://www.nuthurstparishcouncil.co.uk/wp-content/uploads/2019/07/Report-on-HALC-meeting-held-on-25-June-2019.pdf>

The Vice Chairman asked for any member attending a training / networking event to provide a brief report.

089-19/20

MANNINGS HEATH VILLAGE GREEN

i) Children's Play Area

It was **RESOLVED** to **NOTE** the contents of the monthly report, there were no items which required remedial action after Cllr D Cotton strimmed the children's play area.

ii) Village Green Matters

It was **RESOLVED** to **REQUEST** a meeting with the Cricket Club to introduce the new members of the Parish Council.

iii) Open Spaces and General Maintenance Committee

It was **RESOLVED** to **NOTE** that the Open Spaces and General Maintenance Committee have reviewed the list of Open Spaces in the Neighbourhood Plan (including Monks Gate pond), this will lead to projects in the Parish and the updating of the village green byelaws.

It was **NOTED** that there were no facilities for children in the south of the Parish.

090-19/20

COMMITTEES

It was **RESOLVED** to **NOTE** that Cllr N Bryant will also sit on the Finance Committee and Open Spaces & General Maintenance Committee.

091-19/20

NUTHURST REMEMBERS

Sites and species. The only site outstanding is Monks Gate. Mrs P Bullen is in talks with the owners of Newells Farm and hopes to have more information soon. All other sites are signed off with their respective community groups.

Fund Raising. Progressing well and confident target will be exceeded. Cllr J Chaytor has completed a grant application with the Tree Council which has been approved but the amount not yet disclosed.

Book. Despite appeals on Facebook very little background information on the names has been forthcoming. Appeals to the County Times for publicity have fallen on deaf ears.

Ceremonies. Our next meeting will focus on how the planting will be conducted.

Plaques. We have a kind offer to supply these. After discussion generic wording was decided upon owing to difficulties in definitively tracing names to hamlets etc. Mr P Bullen to work up designs for approval by groups.

092-19/20

MATTERS RAISED BY COUNCILLORS TO BE INCLUDED ON THE NEXT AGENDA

It was **RESOLVED** to **NOTE** that the Councillors did not request for any items to be included on 4th September 2019 agenda.

093-19/20

DATE OF NEXT MEETING

It was **RESOLVED** to **NOTE** the next meeting will be held on Wednesday 4th September 2019.

there being no other business, the meeting closed at 8.50pm

Chairman

Date 3rd July 2019