

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting, held on Wednesday 16th October 2019,
at 7.00pm, at Mannings Heath Village Hall, Mannings Heath

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

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

PC039-19/20 APOLOGIES FOR ABSENCE

It was **RESOLVED** that apologies for absence from Cllr R Carmichael be **APPROVED**.

PC040-19/20 DECLARATIONS OF INTEREST

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

PC041-19/20 APPROVAL OF THE MINUTES

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 18th September 2019 be confirmed as a correct record and be recommended for approval to the Full Parish Council.

PC042-19/20 CHAIRMANS ANNOUNCEMENTS

The Chairman did not make any announcements.

PC043-19/20 PRESENTATION BY CMK PLANNING

Before introducing CMK Planning, the Chairman of the Planning Committee provided a brief history of the site. It is a triangle of land on Church Road, bounded by the houses in Swallowfield Close and the entrance drive to Swallowfield House and is within the current Built up Area Boundary of Mannings Heath, where some development is permitted.

In 2017, the landowner submitted a planning application for the erection of 3 five bed executive style houses on three storeys. The Parish Council objected strongly to the application because it failed to meet Policy 10 of the Neighbourhood Plan. There were nearly 150 objections from residents. HDC refused the application on the following grounds;

“The proposed development by reason of its number, massing and scale of the proposed units would result in a form of development that would fail to respect the pattern of development within the immediate locality, to the detriment of the character and appearance of the built surroundings. The proposal is therefore contrary to policies 32 and 33 of the Horsham District Planning Framework 2015 and policy 10 of the Nuthurst Parish Neighbourhood Plan.”

The applicant appealed to the Planning Inspectorate who dismissed the appeal by saying;

“I find that the overall effect of the proposal in terms of the scale and mass, siting and layout, would cause material harm to the character and appearance of the area. The proposal would fail to integrate with its surroundings. It would therefore conflict with policies 32 and 33 of the HDPF in this regard. The proposal would also conflict with policy 10 of the NPNP which seeks to ensure that development reflects the scale, density and massing of surrounding buildings.

The Chairman of the Planning Committee introduced Mr Colm McGee, the Director of CMK Planning, and Mr Chris Holt.

Mr Colm McGee advised that CMK Planning aimed to gauge local thoughts on the [site](#) prior to submitting an ‘Outline Planning Application’ on the instruction of the landowner.

CMK Planning have looked at historical maps, dating back to the turn of the 20th century, and the current layout of The Nook, Larries and Bassetts were ‘Infill Developments.’ Taking this concept forward the planners have come up with two proposal.

- 1) Build two pairs of three-bedroom semi-detached houses (four dwellings), the same mass and density as Jordan Cottages.
- 2) Build three bungalows as per the infill concept of The Nook, Larries and Bassetts.

CMK Planning replied to questions from Councillors with the following;

- i) The proposals are only preliminary ideas, there could be three or four more proposals.
- ii) The buildings will be a maximum of two storeys.
- iii) There will be adequate parking with no need for on street parking.
- iv) The access will remain in the same position on Church Road.
- v) The footprint for two pairs of semi-detached houses (4 dwellings) will be smaller than the original proposal.
- vi) Issues with density are answered if you ‘lift’ the developments opposite.
- vii) Planners have the opportunity with ‘Outline Planning Applications’ to be very specific about future development.

The Chairman of the Planning Committee thanked Mr Colm McGee and Mr Chris Holt for attending the meeting. Any judgement on the proposals cannot be made until a planning application has been submitted to HDC.

PC044-19/20 PUBLIC SESSION

A Mannings Heath resident commented that 150 residents had objected to the original planning application at Church Road because of the density of the proposal. Issues with the traffic on Church Road also need to be addressed, the additional traffic from three, let alone four dwellings would be challenging.

A Nuthurst resident has been in communication with HDC Planning re Enforcement Notice (EN/17/0062) and planning application (DC/19/1119). The applicant has withdrawn planning application DC/19/1119 and Legal Proceedings have been instigated for a court case in November 2019 for the illegal crossover (EN/17/0062).

HDC have since met on site with Greenplan, the landowner, to discuss the enforcement.

The Chairman of the Planning Committee commented that the Parish Council and parishioners will have to wait and see what happens with the legal proceedings.

PC045-19/20 PLANNING APPLICATIONS

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

Number	Applicant & Reason
DC/19/1989 03.10.2019 RESOLVED	Installation of new external oil-fired boiler to rear of property, removal of stud-wall in ground-floor shower, installation of a cat-flap in the side wall of rear entrance porch (Listed Building Consent) Sheepwash Farm, Copsale Road, Maplehurst To raise no objection to the application.
DC/19/2001 02.10.2019 RESOLVED	Non material amendment to previously approved DC/18/0219 under previously approved application DC/16/1753 (Proposed residential development for 8 dwellings with associated parking and amenity space) Amendments to Photovoltaic Solar panels to the rear pitch of the roofs of Plots 5 - 8. Land opposite the Dun Horse, Brighton Road, Mannings Heath To raise no objection to the application.
DC/19/2033 RESOLVED	Prior Approval for the change of use of a building of office use (Class B1a) to a dwelling house (Class C3). Elite Garage, Brighton Road, Mannings Heath The Parish Council notes that the title is completely misleading as it describes a change of use to a dwelling house, whereas it is actually for 7 separate flats. Applicants should be required to provide accurate descriptions of the intent of their applications. Resolved To raise no objection in principle to the proposed development because it is within the BUAB of Mannings Heath and it would provide the smaller homes that are needed in the Parish. The Parish Council however does have concerns about the following: <ul style="list-style-type: none"> • No provision for parking – 7 flats could involve 14 vehicles • No provision for accessibility to the dwellings • Lack of natural light in the dwellings • Noise from the car repair, tyre bay and petrol station (Average noise levels were quoted but it is peak noise levels that are important)

	<ul style="list-style-type: none"> • Odour and fumes from the car repair, tyre bay and petrol station • Fire safety arrangements <p>A separate letter has been sent to the Case Officer asking that these dwellings are considered as “Affordable homes” should HDC be minded to approve the application.</p>
DISC/19/0259	Approval of details reserved by condition 3 on DC/17/1139
RESOLVED	22 Gaggewood, Mannings Heath To raise no objection to the application.

PC046-19/20 PLANNING UPDATES

i) **Field behind Millers Mead [DC/19/1119](#)**

Greenplan Designer Homes has withdrawn this application for 5 affordable houses in a letter to the Case Officer Tamara Dale. The letter states;

“Notwithstanding the positive consultee response received, we have decided to withdraw the above application following substantial interest in the purchase of the land for alternative tenures to those proposed.”

ii) **Thakeham Homes proposed development at Buck Barn**

Cllr O Hydes, Cllr N Bryant, Cllr C Kenny and the Clerk attended a meeting of West Grinstead Parish Council’s Planning Committee at which Rob Boughton, a director of Thakeham Homes, presented a proposal for 3,500 homes at Buck Barn with a flyover at the A24/A272 crossroads. It was described as a “community village” and would include a secondary school, two primary schools, a doctor’s surgery and shops. The site consists of 531 acres of open countryside within the Parishes of West Grinstead and Nuthurst. The site stretches from the traffic lights on the A24 at Buck Barn, along the A272 Cowfold Road as far as the “Orchard” restaurant, northwards along the Downs Link up to Copsale, and then along Bar Lane, back to the A24 traffic lights. This proposal would thus have a severe effect on residents in Copsale, users of the Downs Link and travellers through the hamlet.

The site is one of a number put forward as strategic sites for housing development in the revision of HDC’s Development Framework. It is understood that HDC aim to complete this revision early in 2020 with a Cabinet meeting in January and then a public consultation in February. It will be important that the Parish Council and residents to comment during the public consultation.

Thakeham Homes have been invited to make a presentation to the 6 November meeting of the Parish Council. To date they have not agreed to this. Instead a Mr Robinson has advised the Clerk that Thakeham Homes are proposing two drop in sessions in late November, over a month away and getting very close to the January cabinet meeting.

The Chairman of the Planning Committee proposed that the Parish Council sends a letter to Thakeham Homes repeating the request to attend the 6 November meeting.

It was **RESOLVED** to send a letter to Mr Rob Boughton inviting a representative from Thakeham Homes to attend the Full Parish Council meeting on 6 November 2019.

The Chairman of the Planning Committee has arranged a meeting on Friday, with representatives from West Grinstead and Cowfold Parish Councils, to discuss the proposed development and tactics to try to stop it.

- iii) **Hopelands Farm [EN/19/0483](#)**
HDC have visited the site and it has been proven that the outbuilding is not being used as a separate unit of accommodation.

PC047-19/20 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 7.58pm

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Chairman of the Planning Committee

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Date