

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting, held on Wednesday 18th December 2019,
at 7.00pm, at Mannings Heath Village Hall, Mannings Heath

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

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

PC048-19/20 APOLOGIES FOR ABSENCE

It was **RESOLVED** that apologies for absence from Cllr J Chaytor and Cllr J Assassi be **APPROVED**.

PC049-19/20 DECLARATIONS OF INTEREST

Cllr O Hydes and Cllr D Cotton declared a Personal Interest in item PC052-19/20, both members of Mannings Heath Golf & Wine Estate, and Cllr N Bryant declared a Personal Interest in item PC054-19/20 (DC/19/2395), personal acquaintance.

PC050-19/20 APPROVAL OF THE MINUTES

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 16th October 2019 be confirmed as a correct record and be recommended for approval to the Full Parish Council.

PC051-19/20 CHAIRMANS ANNOUNCEMENTS

The Chairman thanked Cllr S Turner for hosting the Councillors Christmas 'get together', the evening was great success and enjoyed by all.

PC052-19/20 PRESENTATION – WARREN CLARK GOLFING DREAMS

The meeting was addressed by Dawn Osborn, Warren Clark, lead designer Mark Alford and surveyor Chris Carey. It is the aspiration of Warren Clark Golfing Dreams to create a multi-sport Disability Inclusive Centre in a redundant, single storey building, at Mannings Heath Golf & Wine Estate. The centre would be approximately 4,000 square feet, Sports England support the proposal and there are many opportunities for additional funding.

The organisation has applied for 'charitable' status and once registered the building will be owned by the charity. Mannings Heath Golf & Wine Estate are in full support of the centre and are willing to grant a long lease on the building and also finance the services and cleaning of the building.

The organisers will be seeking pre-application advice from Horsham District Council and are looking at submitting a full planning application in the spring.

PC053-19/20 PUBLIC SESSION

No one present wished to speak in the public forum.

PC054-19/20 PLANNING APPLICATIONS

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

Cllr Dennis Livingstone arrived at 7.45pm, during the discussions on DC/19/2373.

Number	Applicant & Reason
<p>DC/19/2390 27.11.2019</p> <p>RESOLVED</p>	<p>Erection of a single storey extension to south elevation, refurbishment to existing main entrance and offices and installation of windows and doors to existing early years classroom St Andrews CofE Primary School, Nuthurst Street, Nuthurst</p> <p>The Parish Council fully supports the proposed extension and refurbishment as it is consistent with policy 12 of the “made” Nuthurst Parish Neighbourhood Plan (2015) which states:</p> <p style="padding-left: 40px;">“Development proposals to extend St Andrews Schoolto provide for additional classrooms and/or establish a nursery school/play group will be supported provided that:</p> <p style="padding-left: 40px;">(i) the design of the scheme will sustain and enhance the significance of the Nuthurst Conservation Area and the setting of St Andrews Church; and</p> <p style="padding-left: 40px;">(ii) the scheme will deliver the necessary supporting infrastructure, including ancillary services and car parking.”</p>
<p>DC/19/2395 27.11.2019</p> <p>RESOLVED</p>	<p>Demolition of existing B1(a) office and erection of a detached two storey dwelling The Stables, Broadwater Lane, Copsale</p> <p>The Parish Council strongly objects to this planning application to demolish an office and erect a two storey dwelling for the following reasons:</p> <p>1) Horsham District Council (HDC), in its approval letter (N/36/02) for the continued use of an office (converted from stables), said “Permission would not normally be granted for such development in this location...”. But in that letter, HDC subsequently indicated that exceptional circumstances warranted approval. The Parish Council contends that there are now no exceptional or particular circumstances that would warrant demolition of the office and erection of a two storey dwelling.</p> <p>2) The site has not been allocated for development in the “made” Nuthurst Neighbourhood Plan (NNP) or in the Horsham District Planning Framework (HDPF).</p> <p>3) The proposed dwelling is not needed in the Parish as the NNP provides the required housing needs for the Parish. Furthermore, Horsham District Council (HDC) has a five year supply of housing.</p> <p>4) The site is outside any settlement boundary and therefore would be development in the countryside. Neither the NNP nor the HDPF support development in the countryside. The proposed development has not been demonstrated as essential to such a countryside location.</p> <p>5) The site is in an unsustainable location in the countryside which is remote from services such as schools, shops and medical facilities.</p> <p>6) The Parish Council also notes that HDC’s Environmental Health Officer has indicated that asbestos containing materials are present on the site and that there may be other contamination risks</p>

	<p>associated with previous activities on the site. It also notes that no environmental contamination risk assessment has been carried out. This is unacceptable.</p> <p>7) Finally, the Parish Council contends that a planning application for the erection of a dwelling on a bare site at this location would be refused on the above grounds.</p> <p>Conclusion</p> <p>The Parish Council strongly urges HDC to refuse this planning application on the following grounds:</p> <p>1) The proposed development would be located outside of any settlement boundary on a site not allocated for development within the HDPF or the NNP. The proposed development would therefore be inconsistent with the overarching strategy in the HDPF. The proposed development is contrary to policies 1, 2, 3, 4, 26 and 40 of the HDPF (2015), policy 1 of the NNP (2015) and the National Planning Policy Framework (2018) (NPPF).</p> <p>2) The site lies within an unsustainable rural location outside the limits of any existing settlement and the proposed development does not constitute a use essential to such a countryside location. The proposal would therefore conflict with the NPPF (2018), policies 1, 2, 3, 4 and 26 of the HDPF (2015) and policy 1 of the NNP.</p> <p>3) No environmental contamination risk assessment has been carried out.</p>
<p>DC/19/2413 29/11/2019</p> <p>RESOLVED</p>	<p>Retrospective application for the alterations to converted garage roof, hip to gable 13 the Birches, Mannings Heath</p> <p>To raise no objection to the application</p>
<p>DC/19/2337 18/11/2019</p> <p>RESOLVED</p>	<p>Erection of a single storey agricultural building and associated hardstanding. Lot 3, Lower Pond Farm, Nuthurst Road Monks Gate</p> <p>To raise no objection to this application as it satisfies one of the objectives of the "made" Nuthurst Parish Neighbourhood Plan to support local businesses, particularly agricultural businesses.</p>
<p>DC/19/2373 03/12/2019</p> <p>RESOLVED</p>	<p>Conversion of garage into habitable living space for the use of a dining/living room. Erection of two storey front, side and rear extensions with the installation of a balcony to the rear. Castle House, Sedgwick Castle, Broadwater Lane, Copsale</p> <p><i>Following a vote, 6 of the nine members present approved the following observations be submitted to the planning department;</i></p> <p>The Parish Council has found no planning reasons for objection to the proposed extensions, but would advise that HDC consult Historic England or a similar body as to whether there is any effect on the nearby Scheduled Ancient Monument (Sedgwick Castle ruins) or the associated Registered Park and Gardens.</p>
<p>DISC/19/0353</p> <p>RESOLVED</p>	<p>Approval of details reserved by condition 3 on DC/17/2041 Ghyll House Farm, Broadwater Lane, Copsale</p> <p>The Parish Council notes that Condition 3 states:</p> <p>"3. Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of</p>

	<p>the data collected in order to demonstrate that the works set out in Condition 15 are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required. Reason: To ensure that any pollution is dealt with in accordance with Policy 24 of the Horsham District Planning Framework (2015)”</p> <p>And that Condition 15 states:</p> <p>“15. Regulatory Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.”</p> <p>The Parish Council objects to the approval of this DISC application and urges HDC to refuse it because:</p> <p>1. Wavensmere has provided no contamination verification plan in order to discharge the requirements of pre-occupation condition 3 and no details of the data collected in order to discharge regulatory condition 15.</p> <p>2. The undated Wavensmere letter claims that no further evidence of contamination was found during construction works within the site, but it has provided no evidence to justify this claim.</p> <p>The Parish Council recommends that the applicant commissions an appropriate expert environmental company to carry out a proper survey of the land to determine whether any contamination is present.</p>
<p>DC/19/2241 09/12/2019</p> <p>RESOLVED</p>	<p>Replacement of all windows for timber flush casement, installation of an additional window to first floor and roof light and erection of a front porch (Listed Building)</p> <p>Monks Gate Cottage, Brighton Road, Monks Gate</p> <p>To raise no objection to the application.</p>
<p>DC/19/2240 09/12/2019</p> <p>RESOLVED</p>	<p>Replacement of all windows for timber flush casement, installation of an additional window to first floor and roof light and erection of a front porch (Householder)</p> <p>Monks Gate Cottage, Brighton Road, Monks Gate</p> <p>To raise no objection to the application.</p>

PC055-19/20 PLANNING UPDATES

- i) **Wealdcross, Bucks Barn**
- Four Parish Councils, Nuthurst, Cowfold, West Grinstead and Shipley have written separately to HDC and objected to the site being included in the strategic plan. Three Parish Council’s, Nuthurst, Cowfold and West Grinstead, have also written a joint letter to HDC. The Protest group has also written to HDC and submitted a petition with 5000 signatures. Nuthurst Parish Council held 3 Drop in Open Days as a result of which over 140 objection forms from residents were sent to Strategic Planning and over 80 forms sent to Ray Dawe, leader of the Council asking HDC to challenge the Government’s requirement for an increased number of houses. Ray Dawe

has responded to the Parish Councils letter saying that HDC will seek an early meeting with the new ministers in DCLG.

The next important event is HDC's Cabinet meeting on 23rd January 2020 when the recommendations for sites to be included in the draft Strategic Plan will be considered. After that the draft Plan will go out for a 6 week consultation period in February/March 2020. If Wealdcross is included in the draft, the Parish Council will need to encourage residents to respond to the consultation.

The informal protest Group met on 18th December 2019, Cllr O Hydes and Cllr Norman Bryant were both in attendance. If Wealdcross is included in the draft plan, the Group intends to set itself up as a formal group with a constitution and officers in order to fight to get Wealdcross removed.

Legal advice may be required by the Parish Council and the action group, it was suggested that a legal entity be selected who could represent both parties.

ii) **Lower Beeding Neighbourhood Plan Regulation 14 Consultation**

As a neighbouring Parish Council, Lower Beeding are required under regulation 14 of the Localism Act to consult Nuthurst Parish Council about their draft NP. Cllr O Hydes and Cllr Jay Mercer have read the draft and the main concern is whether the proposed development sites have any adverse effect on the Parish. The proposed sites have access off Sandygate Lane, the B2011 Handcross Road and the A281 at Crabtree.

The main questions are;

1) **Traffic**

Proposes speed management to minimise effect of traffic (speed limits), suggest trip analysis carried out, request for Nuthurst Parish Council to be included in anything to do with speed management.

2) **Sewage**

Does not state where the sewage from the proposed sites will be treated. Need to find out if Lower Beeding or Monks Gate treatment works. Monks Gate already at full capacity following the building of ten new dwellings in Coolhurst Close.

It was **RESOLVED** that Cllr Jay Mercer prepare a draft **RESPONSE** to the Regulation 14 Consultation, including

Vehicle trip

iii) **Other Planning Updates**

The Parish Council are in receipt of a number of reports that building work has commenced on the ground floor of the Dun Horse Inn, despite DC/19/1387 remaining undecided.

It was **RESOLVED** for the Clerk to **REPORT** the matter to the Enforcement Team.

PC056-19/20 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

It was **RESOLVED** to **NOTE** that the Dun Horse Inn Asset of Community Value application will be included on the agenda for January's Full Parish Council meeting.

The meeting closed at 8.25pm

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Chairman of the Planning Committee

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Date