

## **NUTHURST PARISH COUNCIL**

### **HDC NEW APPLICATIONS MARCH/APRIL/MAY**

#### **020-20/21i PLANNING MATTERS (NEW APPLICATIONS PLANNING COMMITTEE)**

<b>Number</b>	<b>Applicant &amp; Reason</b>	<b>Comments by</b>	<b>NPC Meeting</b>
<a href="#">DC/20/0392</a> 06/03/2020  <b>RESOLVED</b>	<b>Enclose existing open porch and conversion of garage into habitable living space</b> 32 Lime Kiln Road, Mannings Heath <b>Whilst the Parish Council has no objection in principle to this application, it would point out that the conversion of the garage would result in a property without a garage which would be out of keeping with the surrounding properties all of which have garages. If HDC decides to approve the application, the Parish Council would oppose any subsequent application to build a new garage because that would have to be constructed in the front garden and therefore in front of the building line of the adjacent properties.</b>	23.03.2020	<b>Email Consultation 18.03.2020</b>
<a href="#">DC/20/0432</a> 03/03/2020  <b>RESOLVED</b>	<b>Prior approval for change of use of agricultural building to a single dwellinghouse</b> Lockyers Farm, Polecat Lane, Copsale Horsham <b>The Parish Council strongly objects to this proposed development for the following reasons:</b> 1) The proposed development is located outside a built up area boundary in a rural location outside of the limits of any existing settlement. The site is not allocated for development in the Horsham District Planning Framework (HDPF) or the Nuthurst Neighbourhood Plan (NNP). The NNP provides the houses needed in the Parish and HDC has a five year supply of housing, so this dwelling is not needed. The proposed development would therefore be inconsistent with the overarching strategy for development within the HDPF. The proposed development is therefore contrary to policies 1, 2, 3, 4, 26 and 40 of the HDPF, policy 1 of the NNP and the National Planning Policy Framework (NPPF). 2) There is no demonstrated need for a dwelling in this countryside location and it does not constitute a use considered essential to a countryside location. The proposal would therefore conflict with paragraph	27.03.2020	<b>Email Consultation 18.03.2020</b>

	<p>79 of the NPPF and policies 1, 2, 3, 4 and 26 of the HDPF.</p> <p>3) No structural report has been submitted to demonstrate that the agricultural building is capable of conversion. Furthermore the works required probably go beyond what is reasonably necessary to convert the agricultural building to a dwelling house, thereby falling foul of one of the requirements for prior approval under Class Q.</p> <p>4) The building is not redundant. It is currently in use for housing tractors and other equipment that are required for the agricultural and equestrian activities at the Lockyers Farm. If approval were to be given for conversion to a dwelling, then another building may need to be constructed in its place as there is limited other storage space on the farm.</p> <p>5) The building would form a particularly unattractive dwelling out of character with surrounding dwellings and contrary to Policy 10, Housing Design, in the NNP and the overarching aim on the design of dwellings in the Nuthurst Parish Design Statement.</p> <p>6) Furthermore, it would represent overdevelopment of an agricultural/equestrian site which already has three nearby dwellings.</p> <p><b>The Parish Council urges HDC to refuse permission for prior approval</b></p>		
<p><a href="#">DISC/20/0056</a> 04.03.2020</p> <p><b>RESOLVED</b></p>	<p><b>Approval of details reserved by conditions 4,5,6,7,8,9,10 and 11 to approved application DC/13/1374</b></p> <p>Sedgwick Castle House, Broadwater Lane, Copsale</p> <p><b>The Parish Council has no objection to the proposals to discharge condition 8 relating to the landscaping works.</b></p> <p><b>However, the Parish Council has found no evidence on HDC's planning portal that the other reserved conditions to DC/13/1374 have been discharged by the applicant. The Parish Council would be grateful for confirmation from HDC that these other conditions have been satisfactorily discharged.</b></p>	Not Available	<p><b>Email Consultation 18.03.2020</b></p>
<p><a href="#">DC/20/0431</a> 11.03.2020</p> <p><b>RESOLVED</b></p>	<p><b>Erection of a swimming pool, home office and outside seating/kitchen area on a existing riding arena for auxiliary use</b></p> <p>Winterbourne House, Sedgwick Park, Horsham</p> <p><b>The Parish Council strongly objects to this planning application for the following reasons and urges HDC to refuse permission:</b></p>	01.04.2020	<p><b>Email Consultation 18.03.2020</b></p>

	<p>1) Both buildings, the pool barn and the outdoor kitchen are excessively high (9m) and large and are not sympathetic to the existing house or the surrounding rural environment in contravention of policy 33 of the Horsham District Planning Framework (HDPF) and policy 10 of the Nuthurst Neighbourhood Plan (NNP), both of which require the scale, massing, height and design of developments to reflect the architectural and historic character and scale of the surrounding buildings. The Parish Council considers that the height of the buildings should be reduced to a lower or equal height to that of the existing house on the site.</p> <p>2) There is no screening of these large buildings from the nearby roads to prevent the appearance of urbanisation. Substantial screening will be necessary to reduce this impact.</p> <p>3) A third of the length of the building is taken up with rooms and facilities that are not associated with the swimming pool. The Parish Council does not see why these additional facilities are necessary.</p> <p>4) Furthermore, the Parish Council is concerned that the building could easily be converted into dwellings in the future. If HDC is minded to approve the planning application, the Parish Council recommends a condition that “the development hereby permitted shall be occupied solely for purposes ancillary to the enjoyment of Winterbourne House as a dwelling and shall not be used as a separate unit of accommodation”.</p>		
<a href="#">DISC/20/0065</a> 10.03.2020  <b>RESOLVED</b>	<p>Approval of details reserved by conditions 2 to approved application DC/18/2601 Monks Gate Farm, Brighton Road, Monks Gate <b>No comment</b></p>	Not available	<b>Email consultation 01.04.2020</b>
<a href="#">DC/20/0556</a> 18.03.2020 <b>RESOLVED</b>	<p>Surgery 1 x Oak Greens Lane, Golding Lane, Mannings Heath <b>No objection</b></p>	08.04.2020	<b>Email consultation 01.04.2020</b>
<a href="#">DC/20/0560</a> 19.03.2020  <b>RESOLVED</b>	<p><b>Construction of a 20m x 40m outdoor riding arena within existing grazing paddock</b> Jamesland Farm, Copsale Road, Copsale Horsham <b>To raise no objection to the application, however, the Parish Council request for the following condition to be included `the riding arena should only be for the personal use of the occupants of Jamesland Farm and not used as a commercial riding enterprise`</b></p>	09.04.2020	<b>Email consultation 01.04.2020</b>

<p><a href="#">DC/20/0579</a> 19.03.2020</p> <p><b>RESOLVED</b></p>	<p><b>Outline application for the erection of 3No. detached dwellings with all matters reserved</b> Land at Church Road Mannings Heath</p> <p><b>Objection – Link to the full objection below:</b> <a href="https://www.nuthurstparishcouncil.co.uk/wp-content/uploads/2016/09/LettDC200579LandChurchRoadOBJECT.pdf">https://www.nuthurstparishcouncil.co.uk/wp-content/uploads/2016/09/LettDC200579LandChurchRoadOBJECT.pdf</a></p>	<p>10.04.2020</p>	<p><b>Email consultation</b> <b>01.04.2020</b></p>
<p><a href="#">DC/20/0589</a> 23.03.2020</p> <p><b>RESOLVED</b></p>	<p><b>Demolition of existing front porch and rear conservatory. Erection of two single storey rear extensions. Re-cladding to the front elevation and render to other elevations</b> Alicelands Lodge, Broadwater Lane, Copsale</p> <p><b>The Parish Council could not find planning grounds for objecting to this application but it would point out that conversion of a two bed house to a four bed house removes from the housing stock a small house suitable for younger persons and older people wishing to downsize. This is against the aim of the Parish's Neighbourhood Plan to provide such small houses.</b></p>	<p>14.04.2020</p>	<p><b>Email consultation</b> <b>01.04.2020</b></p>
<p><a href="#">DC/20/0591</a> 20.03.2020</p> <p><b>RESOLVED</b></p>	<p><b>Erection of a pair of semi-detached two storey dwellings with associated parking and landscaping</b> Land adjacent to Coombe Cottage, Church Road, Mannings Heath</p> <p><b>Objection - The proposal, by reason of its scale, siting, design and relationship with surrounding development, would result in a cramped form of development which would appear an incongruous addition to the site and wider surroundings. The proposal would not relate sympathetically with the existing pattern of development, and would result in significant harm to the prevailing character and appearance of the area. The proposal would therefore be contrary to policies 32 and 33 of the Horsham District Planning Framework (2015) and policy 10 of the Nuthurst Neighbourhood Plan (2015). Link to full objection below:</b> <a href="https://www.nuthurstparishcouncil.co.uk/wp-content/uploads/2016/09/LettDC200591LandAdjacentCoombeCottOBJECT.pdf">https://www.nuthurstparishcouncil.co.uk/wp-content/uploads/2016/09/LettDC200591LandAdjacentCoombeCottOBJECT.pdf</a></p>	<p>14.04.2020</p>	<p><b>Email consultation</b> <b>01.04.2020</b></p>
<p><a href="#">DC/20/0507</a> 26.03.2020</p> <p><b>RESOLVED</b></p>	<p><b>Demolition of existing garage and erection of a garage</b> Ferncroft, Nuthurst Road, Maplehurst</p> <p>To object to the application for the following reasons;</p> <ul style="list-style-type: none"> <li>• The applicant has not made it clear as to why a much larger building is required for the parking of two vehicles.</li> <li>• The need for two large office spaces (first floor and ground floor) has not been established. The office spaces form over 60%</li> </ul>	<p>16.04.2020</p>	<p><b>Email Consultation</b></p>

	<p>of the proposed new building, what type of business is proposed to be run from these premises?</p> <ul style="list-style-type: none"> <li>• The approach for motor vehicles, particularly for Bay1 does seem to be very tight and would need multiple turning manoeuvres to gain access and to egress.</li> <li>• The building has the potential to be used/converted to a dwelling.</li> <li>• The new building would be very visible to passing pedestrians and vehicles on Nuthurst Street. It could be considered as over-development of the site in regard to its rural locality.</li> </ul> <p>If HDC is minded to approve the application, the Parish Council would ask for the following condition of approval:</p> <p>'The development hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Ferncroft as a dwelling and shall not be used as a separate unit of accommodation.'</p>		
<p><a href="#">DC/20/0661</a> 01.04.2020  <b>RESOLVED</b></p>	<p><b>Proposed installation of a substation a land plot of 3m x 3m</b> Nuthurst Street, Nuthurst <b>The Parish Council asked if HDC could request for the site of the substation to be positioned away from the controversial public footpath rather than having further urbanisation.</b></p>	<p>Not available</p>	<p><b>Email consultation</b></p>