

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting, held on Wednesday 19th February 2020,
at 7.30pm, at Mannings Heath Village Hall, Mannings Heath

Present: Cllr O Hydes OBE (Chairman) Cllr D Livingstone (Vice Chair)
Cllr N Bryant Cllr R Carmichael
Cllr J Chaytor

The Clerk to the Parish Council, Sarah Hall, District Councillor Toni Bradnum and 19 members of the public also attended the meeting.

PC066-19/20 APOLOGIES FOR ABSENCE

It was **RESOLVED** that apologies for absence from Cllr J Assassi, Cllr D Cotton, Cllr C Kenny, Cllr J Mercer, and Cllr T Nelson be **APPROVED**.

PC067-19/20 DECLARATIONS OF INTEREST

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

PC068-19/20 APPROVAL OF THE MINUTES

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 22nd January 2020 be confirmed as a correct record and be recommended for approval to the Full Parish Council.

PC069-19/20 CHAIRMANS ANNOUNCEMENTS

The Chairman of the Planning Committee advised that the public session would be split into two sessions. The first half being directly after item PC070-19/20, with questions from the public on the presentation by the 'Save the Dun Horse Action Group'.

PC070-19/20 PRESENTATION FROM 'SAVE THE DUN HORSE ACTION GROUP'

The Chairman of the Planning Committee provided a brief background. Planning permission had been granted to convert the upstairs of the pub into two flats and to renovate the downstairs into a pub with dining facilities. The pub was sold and the present owners claimed that the pub (not including the side garden) was not viable (report by Savills) and submitted a planning application to turn the downstairs into three flats.

This resulted in the Action Group being set up. The Parish Council submitted an application to list the pub as an Asset of Community Value, this was refused by HDC, with no mechanism for review. A new application can be submitted if there is new evidence to support the application. HDC commissioned an independent report (Bespoke Property Consultants) which agreed with Savills that the pub was not viable.

Simon Hurst addressed the Parish Council and, a link to his presentation follows:

[Save the Dun Horse Presentation](#)

PC071-19/20 PUBLIC FORUM (SAVE THE DUN HORSE)

Q. Has the Action Group prepared a business plan?

A. **A business plan will be prepared before the application goes HDC's Planning Committee.**

Q. Has an approach been made to the owners of the Dun Horse?

A. **Nothing official, the owners have indicated that the pub is located in an affluent area and the sum of £500,000.00 has been mentioned.**

Comments from those present

- The Action Group needs to understand the financial challenges, it could be a non-profit organisation or a social club for local residents
- Supporters said that it would be a matter of getting the atmosphere right
- Registering the pub as an Asset of Community Value does not provide any real protection as it only takes effect when the asset is for sale. It is not currently for sale. The owner is not obliged to sell. The group questioned the accuracy of Savills and Bespoke reports.
- The Dun Horse is a very different location to the Abingdon Arms, the pub mentioned in the presentation
- If the refurbishment costs were deducted the project could be viable. If the application for the change of use is not granted, the premises will be less expensive
- No local investors willing to support the venture have come forward
- Copsale Hall managed to raise £200k in one year.

Conclusion

The Save the Dun Horse Action Group will complete the new ACV application and submit a Business Plan to the HDC Case Officer before the Committee Report is prepared. The Parish Council provided the Action Group with the information to help with the application.

PC071-19/20 PUBLIC SESSION

A member of the public spoke of his objections to DC/20/0191 (The Mead). Micklepage is in the continuing charge of The Micklepage Trust who will also be objecting to the application. More than eighty years of privacy and restfulness at Micklepage would be reduced by the proposed development.

The landowner for DC/20/0191 (The Mead) advised that the Appeal Officer confirmed that the site forms part of Policy 7 of the Neighbourhood Plan and that the reasons for refusal had been addressed in the new application. These include access through the existing entrance and an existing building being demolished to make the site larger.

Another member of the public spoke of his concerns about DC/19/2500 (Land adjacent to Heathtolt Cottages), with the extra roof height the dwellings could be converted into four-bedroom, million-pound properties which would be totally out of keeping with the neighbouring properties and housing needs detailed in the NP.

PC072-19/20 PLANNING APPLICATIONS

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

Number	Applicant & Reason
DC/19/1588 06.02.2020 (amended) RESOLVED	<p>Application for the erection of mobile stables and storage shed. Erection of an outdoor riding arena with fence. Sedgwick Lodge, Sedgwick Park, Horsham</p> <p>To raise no objection to this planning application, but the Parish Council requests a condition that there should be no access to the site from the North Drive to Sedgwick House</p>
DC/19/2500 07.02.2020 (amended) RESOLVED	<p>Erection of 6.No two storey semi-detached dwellings, creation of parking and new access onto Park Lane with associated landscaping Land Adjacent to Healthtolt Cottages, Park Lane, Maplehurst</p> <p>The Parish Council continues to object to this amended application (Link to the Parish Councils Full objection)</p> <p>Conclusion:</p> <ul style="list-style-type: none"> • This application provides what residents said they wanted in new developments in the Parish – small 2/3 bed houses for younger people and older people to downsize. • The application complies with the policies/provisos in the Parish’s “made” Neighbourhood Plan with the exception of policies 8ii and 10 because the ridge height of nearly 9.5m is much higher than the adjacent semi-detached houses which are approximately 8m high, creating a greater roof area and bulkier appearance which does not reflect the scale and height of the adjacent semi-detached houses • It complies with the provisions of the Nuthurst Parish Design Statement.
DC/20/0191 31.01.2020 RESOLVED	<p>Erection of 2.No semi-detached dwellings, with adjacent gardens, parking and garage The Mead, Micklepage, Nuthurst Street, Nuthurst</p> <p>The Parish Council urges HDC to refuse planning permission for the same reasons that it refused the previous application DC/18/2578 since this current application does not overcome those reasons. (Link to the Parish Councils full objection)</p>
DC/20/0210 03.02/2020 RESOLVED	<p>Erection of new entrance gate with two brick piers (Certificate of Lawful Development - Proposed) Hollyhocks, Nuthurst Street, Nuthurst</p> <p>The Parish Council objects to this application because the proposed high close boarded gate is contrary section 3.2 of the Nuthurst Parish Design Statement. The gate would be unsympathetic to the environment and create a suburban appearance in a rural setting. The Parish Council would have no objection to a gate sympathetic to the environment such as a five barred gate or a picket gate.</p>
DC/20/0266 11.02.2020 RESOLVED	<p>Outline application for the erection of 3. No detached dwellings with all matters reserved Land at Church Road Mannings Heath</p> <p>Application withdrawn 19th February 2020</p>
DISC/20/0035	<p>Approval of details reserved by condition 3 to approved application DC/19/2241 (Listed Building)</p>

DISC/20/0034 10.02.2020 RESOLVED	Monks Gate Cottage, Brighton Road, Monks Gate The Parish Council has no expertise in what might be appropriate for a Grade II listed building. However, it could see no objection to what is proposed and suggests that HDC’s Conservation Officer would be best placed to advise.
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PC073-19/20 PLANNING UPDATES

i) **HDC Local Plan Consultation**

The six-week consultation period has commenced, closing on 30th March 2020. The Parish Council would like the Buck Barn site removed from the plan and will heavily publicise the consultation, including a flyer in the March edition of the Link advising residents how to reply to the consultation. Cllr Livingstone complained that the flyer had not been circulated to Councillors for approval before it went to the printers. Cllr O Hydes explained that the deadline for writing the leaflet and getting it to the printer was very tight.

On behalf of the Parish Council, Cllr O Hydes volunteered to prepare a draft response to the Local Plan consultation. Members were asked to forward any comments they would like to be considered for inclusion to the Clerk. The draft response will be circulated to the members for approval prior to submission to HDC

Cllr O Hydes thanked those involved in the preparation of the leaflet.

ii) **Unlawful access to the Field behind Millers Mead**

Greenplan have submitted a proposal to HDC to remove the unlawful crossover and hardstanding and replace it with “Grasscrete or “Core Grass”. WSCC Highways and PROW have no objection, making it difficult for HDC to refuse the proposal. At the promised meeting between HDC and the Parish Council, HDC said it could not go to court whilst there was a supported alternative. After much discussion a further meeting has been arranged with HDC, WSCC Highways and PROW, with the objective of encouraging WSCC to withdraw their support for the proposal.

iii) **Proposed Winery at Mannings Heath Golf Club ([DC/19/2583](#))**

There are fifty-five objections from residents and two very strong objections from the High Weald AONB Management Committee and CPRE Sussex. HDC have arranged an on-site meeting with the applicant to discuss the many issues regarding the application.

PC074-19/20 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

The members did not request for any items to be included on the next agenda.

The meeting closed at 8.45pm

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Chairman of the Planning Committee

18th March 2020
Date