

NUTHURST PARISH COUNCIL

Minutes of the Parish Council 'virtual' Planning Meeting, held on Wednesday 17th June 2020,
Commencing at 7.30pm

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

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

PC001-20/21 APOLOGIES FOR ABSENCE

It was **RESOLVED** to **NOTE** that there were no apologies for absence.

PC002-20/21 APPOINT THE CHAIRMAN OF THE PLANNING COMMITTEE

It was **RESOLVED** that Cllr O Hydes be elected Chairman of the Planning Committee for the 2020/21 municipal year. **PROPOSED** by Cllr N Bryant and **SECONDED** by Cllr J Chaytor.

(Vote - seven members supported the proposal and one member opposed the proposal).

PC003-20/21 APPOINT THE VICE CHAIRMAN OF THE PLANNING COMMITTEE

It was **RESOLVED** that Cllr N Bryant be elected Vice Chairman of the Planning Committee for the 2020/21 municipal year. **PROPOSED** by Cllr C Kenny and **SECONDED** by Cllr J Chaytor.

(Vote - six members supported the proposal and two members opposed the proposal).

PC004-20/21 DECLARATIONS OF INTEREST

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

PC005-20/21 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 19th February 2020 be confirmed as a correct record and be recommended for approval to the Full Parish Council.

(Vote – seven members approved, one member abstained from voting)

PC006-20/21 CHAIRMANS ANNOUNCEMENTS

The Chairman of the Planning Committee did not make any announcements.

PC007-20/21 PRESENTATION BY BOUGHTONWOOD HOMES

Cllr O Hydes provided a brief background on the Swallowfield Nursery site. The site is included in the Neighbourhood Plan for the provision of 2/3 bedroom semi-detached dwellings or bungalows. The Examiner requested a reduction in the number of houses on the site and the indicative number, agreed with HDC, is between 4-7 dwellings.

In 2017 an application was submitted (DC/17/1158) and permission was granted for 'Outline application (all matters reserved except for access) for proposed residential development of 4 dwellings and associated works'. The Parish Council objected to the application because it did not meet the criteria of the Neighbourhood Plan.

Mr Andrew White provided further details on the [proposal for Swallowfield Nursery](#). *The four permitted dwellings were for substantial executive houses which did not comply with the Neighbourhood Plan, instead, Boughtonwood Homes are proposing to build smaller dwellings (1x2, 6x3, 1x4 and 1x5 bedroom) in a courtyard setting, with the pond being enhanced and hedges retained. The scheme now provides a wide range of accommodation in line with the Neighbourhood Plan.*

Mr Andrew White gave the following answers to questions from the Councillors;

- 1) **There has been no mention of wildlife?**
The original ecological consultants have been engaged to carry out a new survey and their recommendations will be taken on board.
- 2) **Why is the proposal for nine not seven dwellings?**
Believe in policy terms that optimising the space on the site is the correct way forward. If the number of dwellings is reduced it will be underutilization of the space.
- 3) **Who will maintain the pond?**
The pond has been neglected for many years, the proposal is for a management company to maintain the pond.
- 4) **To address issues with drainage could part of the courtyard be grassed?**
The surface of the courtyard will be permeable and the properties have front gardens.

Cllr O Hydes advised Mr Andrew White that the Parish Council were in receipt of communications from sixteen concerned neighbours, in brief;

- Number of houses should not exceed four
- Proposed development is too close to Swallowfield Farm and Windy Corner
- Drainage, foul sewage and utilities are not mentioned
- Ecological restraints on site
- Concerns about the felling of trees
- Concerns about access

The Parish Council are unable to give the proposal any further consideration until a planning application is submitted to HDC. For the Parish Council to look favourably at the application all the criteria in the Neighbourhood Plan will need to be met.

PC008-20/21 PUBLIC FORUM

A Mannings Heath resident stated that he understood what Mr Andrew White was saying, however, irrespective of promises, the criteria in the Neighbourhood Plan must be met.

A member of the public, who lives very close to the proposed development, commented that the dwellings were far too close to the boundaries of the neighbouring properties, there were issues with the collection of refuse bins and the

information contained in the proposal was incorrect, Arun Boarding Cattery has been closed for many years.

PC009-20/21 PLANNING APPLICATIONS - To give consideration to the following applications;

Number	Applicant & Reason	Councillor
DC/20/0955 28.05.2020 RESOLVED	Fell 14 x Ash Trees and Surgery to 20 x Oaks and 1 x Ash Forest House, 3 Forest Park, Winterpit Lane, Mannings Heath Since the Parish Council has been unable to visit the site due to the lockdown and the large number of trees proposed for felling/surgery, it recommends that HDC's arboricultural officer asks the applicant for a report from a qualified arboriculturalist and, if possible, visits the site to assess the trees.	Mrs Bullen Cllr Chaytor
DC/20/0994 01.06.2020 RESOLVED	Demolition of existing single storey rear extension and garage. Erection of new single storey rear extension and new detached garage. Meadcot, Nuthurst Street, Nuthurst The Parish Council has no objection in principle to the proposed new single storey rear extension and new detached garage. However, it notes that the proposed rear extension has a flat roof which is contrary to the guidance in Section 2.8 "Extensions" of the Nuthurst Parish Design Statement, a Supplementary Planning Document, adopted in 2016. Guidance 2(X) specifically states "Flat roofs should be avoided". The Parish Council recommends that HDC asks the applicant to consider modifying the proposal to avoid the flat roof. The Parish Council also notes that the front of the garage protrudes beyond the existing building line.	Cllr Mercer Cllr Chaytor
DC/20/0828 05.06.2020 RESOLVED	Construction of an equestrian arena, installation of new land drains, membrane, stone base, silica sand and fibre surface. Blakes Farm, Copsale Road, Maplehurst The Parish Council raises no objection to this application. However, it recommends that a condition is attached to any approval as follows: `The equestrian facility hereby permitted shall be used solely for the enjoyment of the residents of Blakes Farm and shall not be used for commercial purposes'.	Cllr Bryant Cllr Kenny
DC/20/0767 10.06.2020 (amended) RESOLVED	Demolition of existing dwelling, garage and outbuilding, Erection of a single detached dwelling with a detached garage/car port and associated external works. Barnfields, Broadwater Lane, Copsale The Parish Council raises no objection to the amended application.	Cllr Hydes Cllr Bryant

PC010-20/21 PLANNING UPDATES

- i) **DC/20/0741 Hawthorns** - the application has been withdrawn.
- ii) **DC/20/0591 Coombe Cottage** – the application has been withdrawn.
- iii) **DC/19/0326 Land North of Rylands Park** – an appeal has been lodged.

It was **RESOLVED** for Cllr O Hydes to **PREPARE** a Written Representation, supporting HDC's refusal and the Parish Councils objections. The representation will be circulated to the Councillors after submission to the Planning Inspectorate.

PC011-20/21 TERMS OF REFERENCE

It was **RESOLVED** to **ADOPT** the [Terms of Reference](#) for the Planning Committee.

PC012-20/21 OPEN SPACE SURVEY

It was **RESOLVED** for the Members to personally complete the [Open Space Survey](#) and for the Clerk to include details of the Survey on the Parish Councils website and Facebook page.

PC013-20/21 LOCAL PLAN PREPARATION - INFRASTRUTURE AND SETTLEMENT SUSTAINABILITY

It was **RESOLVED** for Cllr D Livingstone to **PREPARE** a response to the Infrastructure and Settlement Sustainability Consultation on behalf of the Parish Council. The following will be included in the response:

- Proposed Cycle path from Monks Gate to Horsham
- Proposed pedestrian crossing on the A281 in Mannings Heath
- Erection of Birdsmouth fencing in the triangle opposite the Dun Horse
- Drainage issues in Monks Gate

PC014-20/21 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 20.32pm

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Chairman of the Planning Committee

Date