

NUTHURST PARISH COUNCIL

Minutes of the Parish Council 'virtual' Planning Meeting, held on Wednesday 16th September 2020,
Commencing at 7.30pm

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

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

PC023-20/21 APOLOGIES FOR ABSENCE

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

PC024-20/21 DECLARATIONS OF INTEREST

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

PC025-20/21 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 15th July 2020 be confirmed as a correct record and be recommended for approval to the Full Parish Council.
(Vote – unanimously approved)

PC026-20/21 CHAIRMANS ANNOUNCEMENTS

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

PC027-20/21 PUBLIC FORUM

A Mannings Heath resident expressed her concerns about DC/20/1645 (Holly Farm). The applicant's submission contained many errors, some of which have now been amended but there were still a number of inaccuracies. The position and height of the proposed dwelling on plot 4 would severely affect the amenity of the neighbouring property. The resident was also concerned about why the badger sett had been vacated and that five dwellings were being proposed.

PC028-20/21 PLANNING APPLICATIONS - To give consideration to the following applications;

Number	Applicant & Reason
DC/20/1619 28.08.2020 RESOLVED	<p>Prior notification for change of use of agricultural barn to a single dwelling house.</p> <p>Woodlands Farm, Broadwater Lane, Copsale</p> <p>The Parish Council objects to this application on several grounds.</p> <p>The Parish Council considers that the application does not meet some of the key requirements in regard to Class Q of the Town and Country Planning (General Permitted Development) (England) Order because:</p>

	<ul style="list-style-type: none"> • Considerable structural and building work will be needed to convert the flimsy barn into a dwelling including that necessary to support the proposed accommodation on the first floor. This is much more than could be considered reasonably necessary. Furthermore, the applicant has not provided a report from a qualified structural engineer showing how the barn could be converted into a habitable dwelling, • The application states that there is no contamination at the site, but has provided no evidence to substantiate this claim. Given that agricultural activities have taken place at the site for many years, contamination from agricultural waste and chemicals is possible, indeed likely. • The applicant states that the garden area will be no larger than the footprint of the building. It is clearly evident from the location plan (MBP/0801) that the building occupies approximately one fifth of the curtilage of the property. Clearly the garden area is very much larger than the footprint of the building. <p>The Parish Council's other grounds for objecting are:</p> <ul style="list-style-type: none"> • The proposed development is located outside any built-up area boundary in a rural location outside of the limits of any existing settlement. It is in an isolated location in the countryside. • The site is not allocated for development in the Horsham District Planning Framework (HDPF) or the Nuthurst Parish Neighbourhood Plan (NP). The NP provides the houses needed in the Parish and HDC has a five-year supply of housing so this dwelling is not needed. • 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. It does not support an agricultural or other countryside activity. • The proposed development is in an unsustainable location remote from shops, public transport and other services. • The conversion of the agricultural barn into one very unattractive dwelling would be out of keeping with the nearest 5-bed executive style properties at Ghyll Farm. The proposed dwelling would contravene policy 10 of the NP and various policies in the HDPF. It would also be contrary to the over-arching aim of the NPDS to make sure that new dwellings fit in well with the rural nature of the Parish. <p>The Parish Council urges HDC to refuse this application on the above grounds</p>
<p>DC/20/1645 28.08.2020</p> <p>RESOLVED</p>	<p>Demolition of existing farm buildings and erection of 5 dwellings with associated landscaping, parking and access. Holly Farm, Winterpit Lane, Mannings Heath</p> <p>Whilst the Parish Council would like to be able to support this application because the site is allocated for development in the Parish's Neighbourhood Plan (NP), it cannot support it because the proposal contravenes the key requirements of policy 3 of the NP.</p> <p>This site is allocated for development in policy 3 of the Nuthurst Parish Neighbourhood Plan (NP), therefore development will be permitted provided it meets all the requirements of the NP. The key requirement of</p>

the NP is that the scheme consists primarily of 2 and 3 bedroomed semi-detached or detached houses within the built-up area boundary.

An assessment of conformity against all the requirements of the NP is attached as a separate document. The Parish Council has two very serious concerns where the proposal does not meet the requirements of the NP. These concerns are fully set out in the attached separate letter to the Case Officer.

The Parish Council therefore has no alternative but to object to this planning application because it does not comply with the key requirement of the NP because:

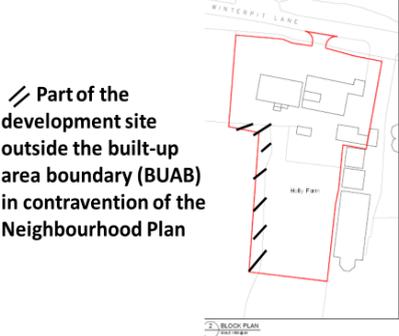
- The proposed development extends outside of the Built-up Area Boundary (BuAB) for Mannings Heath as shown in the attached diagram in contravention of policy 3.
- The proposed “2 bed +1” semi-detached houses are clearly intended to become 3 bed-houses and the 3 bed-houses will become 4 or 5 bed-houses, so that the scheme will no longer consist of “primarily 2 and 3 bedroomed semi-detached or detached houses” in contravention of policy 3ii.

The Parish Council urges HDC to either refuse this application, or require the applicant to withdraw the application and re-submit an application that complies fully with all the requirements of the NP.

The Parish Council has other concerns and reasons to object to this application as follows:

- The field on the western side of the development has not been “sterilised” indicating that the applicant intends to try to develop this field in the future. The proposed road within the development shows a direct access to this field through a gate. This field is outside the BuAB where development is not permitted. Vehicular access through the development to this field must not be allowed.
- There is an active badger sett in the northwest corner of the site which the applicant says will be retained and protected. Badgers are protected by law, and there is no evidence that the applicant has consulted Natural England to determine if the proposed actions are appropriate.
- House 4 at 8.4m high is about twice the height of the single storey neighbouring property to the east. This means that house 4 overshadows that property and the solar panels on its roof thus potentially seriously affecting the amount of electricity that can be generated.

The Parish Council urges HDC to refuse this application and require the applicant to submit an application that meets all the requirements of the NP.

	<p style="text-align: center;">DC/20/1645: Proposed site</p>  <p> // Part of the development site outside the built-up area boundary (BUAB) in contravention of the Neighbourhood Plan </p> <p> Neighbourhood Plan Assessment Letter to case Officer </p>
<p>DC/20/1620 07.09.2020 RESOLVED</p>	<p>Retrospective application for the retention of a post and rail fence. 12 Coolhurst Close, Monks Gate No objection to the application.</p>
<p>DC/20/1667 02.09.2020 RESOLVED</p>	<p>Prior notification for change of use of existing agricultural building to a single dwelling house with associated operational development. Waves Farm, Kerves Lane, Horsham</p> <p>The Parish Council objected to the previous application DC/20/0338 to convert the building to two dwelling houses and asked for a full planning application to be submitted so that all the issues concerning development on this site could be fully considered and assessed. It notes that HDC permitted this previous application.</p> <p>The Parish Council is objecting to the current application for a single dwelling for the same reason as the previous application.</p> <p>The Parish Council has other reasons for objecting to this application as follows:</p> <ul style="list-style-type: none"> • The proposed development is located outside any built-up area boundary in a rural location outside of the limits of any existing settlement. It is in an isolated location in the countryside. • The site is not allocated for development in the Horsham District Planning Framework (HDPF) or the Nuthurst Parish Neighbourhood Plan (NP). The NP provides the houses needed in the Parish and HDC has a five-year supply of housing so this dwelling is not needed. • The NP requires smaller affordable houses for younger people. The previous application did at least provide two small two-bed dwellings in line with the NP whereas this application provides a single much bigger dwelling contrary to the NP. • 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. It does not support an agricultural or other countryside activity. • The conversion of the agricultural barn into one very unattractive dwelling would be out of keeping with nearby properties. The proposed dwelling would contravene policy 10 of the NP and various policies in the HDPF. It would also be contrary to the over-arching aim

	<p>of the Nuthurst Parish Design Statement to make sure that new dwellings fit in well with the rural nature of the Parish.</p> <p>The Parish Council urges HDC to refuse this application on the above grounds.</p>
<p>DISC/20/0139 08.09.2020</p> <p>RESOLVED</p>	<p>Approval of details reserved by condition 6 on DC/13/1374 (Ecological Mitigation and Management Plan) Sedgwick Castle House, Broadwater Lane, Copsale</p> <p>The Parish Council are not qualified to offer an opinion on the discharge of condition 6.</p>

PC029-20/21 PLANNING UPDATES

The Chairman, District Councillor and Clerk have all been contacted with regard to the application for Lot 3, 3 Oaks, Ghyll Farm to be registered as an Operating Centre for an HGV vehicle. The application is dealt with by the Traffic Commissioners Office and the Parish Council and HDC Planning Department are not consultees and unable to register an objection. Only neighbouring properties, which would be affected by the application are permitted to do so.

The Councillors were extremely concerned about the hazardous impact of HGV's travelling along the narrow, rural roads and crossing Whites bridge.

It was **RESOLVED** for the Clerk to bring the matter to the Enforcement Teams attention, a planning application may be required for the activities taking place on the site.

PC030-20/21 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 21.17pm

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Chairman of the Planning Committee

Date