NUTHURST PARISH COUNCIL

Minutes of the Parish Council `virtual' Planning Meeting, held on Wednesday 20th January 2021, commencing at 7.30pm

Present:

Cllr O Hydes OBE (Chairman)
Cllr J Assassi
Cllr J Bromley
Cllr N Bryant (Vice Chairman)
Cllr R Cato
Cllr J Chaytor (joined 7.34pm)
Cllr D Harber
Cllr C Kenny
Cllr J Mercer
Cllr T Nelson

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

Cllr Roger Cato did not approve the content of the minutes of the Planning Committee meeting held on 20th January 2021.

PC058-20/21 APOLOGIES FOR ABSENCE

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

PC059-20/21 DECLARATIONS OF INTEREST

It was **RESOLVED** to **NOTE** No declarations of interest, as defined under the Localism Act 2011 and the Parish Councils Code of Conduct, were made.

PC060-20/21 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

It was **RESOLVED** that the Minutes of the **Planning Committee meeting** held on 16th December 2020 be confirmed as a correct record and be recommended for approval to the Full Parish Council (Vote – unanimously approved).

PC061-20/21 CHAIRMANS ANNOUNCEMENTS

- At the Full Parish Council meeting on 4th November 2020, Save our Countryside (SOC) publicly announced that they had raised a Standards Complaint about the Chairman's handling of the Swallowfield Nursery planning application (DC/20/1840). This has now been fully investigated by HDC's Monitoring Officer and the independent person and the Chairman publicly announced that he had been completely cleared and that there was no recourse for SOC to appeal the decision. The matter is now closed.
- Only items on the agenda can be discussed at the meeting.
- The Chairman accepted Cllr D Livingstone's resignation from the Parish Council earlier in the day. The Chairman thanked Cllr D Livingstone for his contribution and wished him well in the future.

PC062-20/21 PUBLIC FORUM

No member of the public present wished to speak in the public forum.

PC063-20/21 PLANNING APPLICATIONS

Comments to Horsham District Council (HDC) on current planning applications were unanimously agreed.

Number	Applicant & Reason
DC/20/2551 06.01.2021	**Stationing of a mobile home within the curtilage (Certificate of Lawful Development - Proposed).** 6 Forest Close, Mannings Heath

RESOLVED	**The Parish Council notes that the applicant's "Covering Statement" describes at great length:** • How, supported by previous decisions by the Planning Inspectorate and the High Court, the proposed mobile home meets the requirements of the Caravan Sites Act 1968; and • How the proposed mobile home will only be used by family and guests for purposes incidental to the occupation of the main dwelling. Given the above statement, the Parish Council is concerned that this application is a precursor to a future application for the mobile home to become a separate dwelling or to become a site for the operation of a business. The Parish Council also notes that the proposed mobile home abuts the boundary of the adjacent property, 5 Forest Close. Contrary to the claim by the applicant, the mobile home will be visible from that property. The Parish Council considers that there are no sound planning reasons to object to the application. However, the Parish Council strongly recommends that a condition is attached to any approval of planning permission along the lines of: ***"The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 6 Forest Close as a dwelling and shall not be used as a separate unit of accommodation or used for the operation of a business"***
DC/21/0011 05.01.2021 **RESOLVED**	Erection of stables with access and hardstanding. Coltstaple Farm, Coltstaple Lane, Horsham The Parish Council has a number of serious concerns about this application and the accuracy of the information provided as follows: The applicant's Planning Statement indicates that: • There are nearby heritages assets – Grade II listed Coltstaple Farmhouse and Little Coltstaple Farm, both of which are some distance from the proposed stables. There are heritage assets much nearer to the proposed stables, namely Sedgwick Castle, a scheduled ancient monument, Sedgwick Castle House and the Lodge House. The potential adverse effect on these assets needs to be considered carefully. • The proposed stables would be located near to the junction of Broadwater Lane and Sedgwick Lane. This is incorrect as it will be at least 450 m away. • The applicants have successfully applied for land around Coltstaple Farm to be an equestrian enterprise for livery and keeping horses. There is no need therefore for stables on another part of the Farm. All stabling should be kept together. • The present owner purchased the property in 2006 and moved to the Farmhouse associated with the land in 2007. However it is noted that the property has recently been sold. The current ownership of the Farmhouse and the land needs to be clarified. • The applicant requires stables for 4 horses and storage of associated tack and equipment in secure and safe accommodation. There is no information on the storage of feed for the horses or the supply of

	electricity and water. This does not make a safe and secure environment. The stables would be much safer at the Coltstaple Farm equestrian centre rather than in this relatively isolated position. • The horses would require regular exercise, yet the nearest bridleway is over a mile away. There would need to be vehicle movements from the Farmhouse in order to service the stables. • The gateway and hard standing have been installed without planning permission. A gateway already existed in the field further to the north with access off Broadwater Lane. • The Parish Council is very concerned that the proposed stables are a precursor to a much bigger development at this totally unsuitable location, including possibly livery and a sand school. The Parish Council strongly objects to this application for the above reasons and urges HDC to refuse planning permission.

PC064-20/21 PLANNING UPDATES

DC/20/1851 Coombe Cottage

HDC have refused the application for the `demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping.'

DC/20/1093 Millers Mead

HDC have permitted the retrospective application for the erection of a single storey side extension.

PC065-20/21 PERMITTED RIGHTS CONSULTATION

It was **RESOLVED** to submit a response **OBJECTING** to the Permitted Rights Consultation.

PC066-20/21 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

It was **RESOLVED** to **NOTE** the members did not request for any items to be included on the next agenda.

PC067-20/21 DATE OF NEXT MEETING

It was **RESOLVED** to **NOTE** the next Planning Committee meeting will be held on 17th February 2021.

The meeting closed at 7.59pm

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Chairman of the Planning Committee Date