

NUTHURST PARISH COUNCIL

Minutes of the Parish Councils Planning Meeting, held on Thursday 8th July 2021,
commencing at 7.30pm

Present:

Cllr O Hydes OBE (Chairman)	Cllr D Harber
Cllr J Assassi	Cllr W Ingram
Cllr J Bromley	Cllr C Kenny
Cllr N Bryant (Vice Chairman)	Cllr J Mercer
Cllr R Cato	Cllr T Nelson

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

PC001-21/22 APOLOGIES FOR ABSENCE

It was **RESOLVED** to **APPROVE** Cllr J Chaytor's apologies for absence.

PC002-21/22 APPOINT THE CHAIRMAN OF THE PLANNING COMMITTEE

It was **RESOLVED** that Cllr O Hydes be elected Chairman of the Planning Committee for the 2021/22 municipal year. **PROPOSED** by Cllr N Bryant and **SECONDED** by Cllr J Bromley.

PC003-21/22 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 2021/22 municipal year. **PROPOSED** by Cllr T Nelson and **SECONDED** by Cllr J Assassi

PC004-21/22 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.

PC005-21/22 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 17th February 2021 be confirmed as a correct record and be recommended for approval to the Full Parish Council (Vote – unanimously approved).

PC006-21/22 CHAIRMANS ANNOUNCEMENTS

The Parish Councils committee meetings were the first activity to take place in the recently improved Copsale Hall. The Chairman asked for the Parish Councils congratulations to be sent to the Copsale Hall committee members and recorded.

PC007-21/22 TERMS OF REFERENCE

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

PC008-21/22 PUBLIC FORUM

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

PC009-21/22 PLANNING APPLICATIONS

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

Number	Applicant & Reason
<p data-bbox="395 259 549 322">DC/21/1128 17.06.2021</p> <p data-bbox="395 367 526 394">RESOLVED</p>	<p data-bbox="585 259 1458 322">Construction of 4no dormer windows in east facing roof slope of existing garage/workshop building.</p> <p data-bbox="585 331 1091 358">Southbourne Court, Polecat Lane, Copsale</p> <p data-bbox="585 367 734 394">Background</p> <p data-bbox="585 403 1458 609">The Parish Council had no objection to the original application DC/20/0050 to demolish the existing building and erect a replacement garage provided that the building was never used as a dwelling. HDC approved the application with a condition that “the building is to be used solely for purposes ancillary to the enjoyment of Southbourne Court and not as a separate unit of accommodation.”</p> <p data-bbox="585 654 1442 824">The Parish Council did not get an opportunity to comment on a non-material amendment to the application because HDC approved the amendment before HDC advised the Parish Council of amendment. The amendment consisted of internal re-arrangement of the layout of the one storey building.</p> <p data-bbox="585 869 1027 896">The current application DC/21/1128</p> <p data-bbox="585 904 1458 1254">The title states that this application is for the construction of 4 dormer windows to the existing garage/workshop. This is a completely deceptive description. Study of the plans shows that this application is actually to create a first floor in the roof space of the garage to provide a home office, gym and hobby room and a guest bedroom with an en-suite bathroom. Since Southbourne Court is a very large country house with plenty of accommodation, this extra accommodation is not needed. The Parish Council considers that this is an attempt to obtain permission for a separate unit of accommodation contrary to the condition imposed of the original application.</p> <p data-bbox="585 1299 721 1326">Conclusion</p> <p data-bbox="585 1335 1388 1397">The Parish Council strongly objects to this application on the above grounds and urges HDC to refuse planning permission.</p>
<p data-bbox="395 1404 549 1467">DC/21/1129 16.06.2021</p> <p data-bbox="395 1550 526 1576">RESOLVED</p>	<p data-bbox="585 1404 1442 1503">Erection of two-storey and single-storey rear extensions, front porch and conversion of garage roof to form habitable accommodation with dormer window to the rear.</p> <p data-bbox="585 1512 1129 1538">Rowans, 13 Winterpit Close, Mannings Heath</p> <p data-bbox="585 1547 1458 1682">This application proposes substantial double storey and a single storey extensions to the rear of a largish 4 bedroom house. The proposed materials, roof, windows and door would match the existing house and would therefore comply with the Nuthurst Parish Design Statement.</p> <p data-bbox="585 1727 1251 1753">The Parish Council notes the following possible issues:</p> <ol data-bbox="635 1762 1458 2013" style="list-style-type: none"> 1) Whether these substantial extensions represent over-development of the site; 2) Whether these substantial extensions have any adverse effect on the amenities of the neighbouring properties; and 3) Whether these extensions would impact on the root protection areas of two very large trees to the rear of the site, which are not mentioned in the application.

	The Parish Council has no objection in principle to the extension as it would comply with the Nuthurst Parish Design Statement. However, it asks HDC to consider carefully whether the proposed extensions represent over-development of the site, have a possible adverse effect on the amenities of the neighbouring properties and impinge on the root protection areas of two very large trees to the rear of the site.
DC/21/1117 16.06.2021 RESOLVED	Erection of a single-storey rear extension with roof terrace above. Litchborough House, 2 Forest Park Winterpit, Lane Mannings Heath The Parish Council has no objection to this small extension. It notes that the design and materials will match the existing house and therefore the extension meets the requirements of the Nuthurst Parish Design Statement.

PC010-21/22 PLANNING UPDATES

It was **RESOLVED** to **NOTE** the following planning updates:

- i) **DC/21/0603 Mannings Heath Golf Club**
HDC refused to grant planning permission for DC/21/0603 and the applicant has submitted an appeal to the Planning Inspectorate.
- ii) **Horsham District Local Plan**
HDC have published a draft copy of the Local Plan and the following Strategic Sites have been included in the allocation;
 - Land at Buck Barn
 - Land West of Ifield
 - Land West of Southwater
 - Land East of Billingshurst

Land at Rookwood, Adversane and Henfield has not been included in the allocation.
- iii) **Buck Barn / Local Plan**
Cllr J Bromley commented that HDC have the freedom to decide which sites are included in the Local Plan, however, they must follow the Government guidance on the number of dwellings.
- iii) **Hawthorns, Bar Lane**
Cllr C Kenny commented that there was a lot of activity on the Hawthorns site again and a large quantity of soil has been delivered. The Clerk was asked to check if the soil had originated from a registered source.

PC011-21/22 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

It was **RESOLVED** to **NOTE** that the Parish Council intend to submit their observations on the Local Plan at the Regulation 19 Consultation stage in conjunction in conjunction with the three neighbouring Parish Councils.

PC012-21/22 DATE OF NEXT MEETING

It was **RESOLVED** to **NOTE** the next Planning Committee meeting will be held on 2nd September 2021.

The meeting closed at 7.55pm

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Chairman of the Planning Committee

Date