

NUTHURST PARISH COUNCIL

Minutes of the Parish Councils Planning Meeting, held on Thursday 2nd December 2021,
commencing at 7.30pm

Present:

Cllr O Hydes OBE (Chairman)	Cllr D Harber
Cllr J Bromley	Cllr W Ingram
Cllr N Bryant (Vice Chair)	Cllr C Kenny
Cllr P Bullen	Cllr T Nelson
Cllr J Chaytor	

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

PC041-21/22 APOLOGIES FOR ABSENCE

It was **RESOLVED** to **APPROVE** Cllr J Assassi apologies for absence.

PC042-21/22 DECLARATIONS OF INTEREST

Cllr N Bryant declared a personal interest in DC/21/2590 (Copsale Barn), the site is located in close proximity to Cllr N Bryant’s dwelling.

PC043-21/22 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 4th November 2021 be confirmed as a correct record and be recommended for approval to the Full Parish Council (Vote – unanimously approved).

PC044-21/22 CHAIRMANS ANNOUNCEMENTS

Jonathan Chowen has been chosen as the new Leader of HDC and he expected to be formally elected at a meeting this week. He is the District Councillor for the Cowfold, Shermanbury and West Grinstead wards. Two of these, Cowfold and West Grinstead, would be severely affected by the proposed Buck Barn development. He has previously been opposed to Buck Barn so this is potentially good news.

PC045-21/22 PUBLIC FORUM

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

PC046-21/22 PLANNING

i) PLANNING APPLICATIONS

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

Number	Applicant & Reason
DC/21/2590 18.11.2021 RESOLVED	<p>Prior notification for the demolition of existing agricultural building Copsale Barn, Copsale Road, Copsale</p> <p>Since this application appears the same as the previous refused applications, the Parish Council objects to this application and urges HDC to refuse planning permission on the same grounds as before, namely:</p> <p>1) The proposed development is contrary to Class Q because the applicant has provided no evidence to overcome the Planning Inspector’s reasons for dismissing the appeal regarding the curtilage. It is also contrary to paragraphs (d) and (e) of Class Q requirements because the site is occupied by a thriving small agricultural business.</p> <p>2) The proposed development is contrary to policy 10 of the Nuthurst Parish Neighbourhood Plan (NPNP) and similar requirement in the Nuthurst Parish Design</p>

	<p>Statement (NPDS) because there is no functional garden or amenity space and no provision for car parking.</p> <p>3) The proposed development would mean the loss of a thriving agricultural business contrary to one of the over-arching aims of the Horsham District Planning Framework (HDPF) and the NPNP.</p> <p>4) The proposed development would be located outside of a built-up area boundary on a site not allocated for development in the HDPF or the NPNP. The proposed development would therefore be inconsistent with the overarching strategy for development within the HDPF. The proposed development is therefore contrary to policies 1, 2, 3, 4, 26 and 40 of the HDPF, policy 1 of the NPNP and the National Planning Policy Framework (NPPF).</p> <p>5) The site lies in a rural location outside the limits of any existing settlement and does not constitute a use considered essential to a countryside location. The proposal would therefore conflict with paragraph 79 of the NPPF and policies 1, 2, 3, 4 and 26 of the HDPF.</p> <p>6) The proposed dwelling (industrial style structure) would result in harm to the open and rural landscape character of the area and the visual amenities of the site and the wider area and would be out of character with the surrounding buildings. The proposal is therefore contrary to policies 25, 26, 31, 32 and 33 of the HDPF and policy 10 of the NPNP and the overarching aim of the NPDS.</p> <p>Furthermore, this application will mean an increase in water consumption. The applicant has provided no evidence that the latest requirements on water neutrality for new accommodation can be met.</p> <p>Please see a link to the full objection below: https://nuthurstpc.sharepoint.com/:b:/s/Webpage/EcXNov3Ohb1HoSqaeGYQJ_sBQ_52sQqOoXAtAt3lrpOGzA?e=vegBrR</p>
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PC047-21/22 PLANNING UPDATES

i) NEIGHBOURHOOD PLAN SITES

It was **RESOLVED** to **NOTE** site clearance has started at two of our Neighbourhood Plan sites at Holly Farm and Swallowfield Nursery both in Mannings Heath. These will provide mainly small 2 and 3 bed houses

ii) HAWTHORNS, BAR LANE

It was **RESOLVED** to **WRITE** to District Councillor Toni Bradnum re the continued works at Hawthorns and the lack of enforcement action. Cllr C Kenny agreed to provide a short outline of the Parish Council's concerns for inclusion in the letter.

iii) ABINGER HOUSE, MAPLEHURST

It was **RESOLVED** to **NOTE** that further works are being carried out to the garage.

PC048-21/22 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

It was **RESOLVED** to **NOTE** that the Councillors did not ask for any matters to be included on the next Planning Committee agenda.

PC049-21/22 DATE OF NEXT MEETING

It was **RESOLVED** to **NOTE** the next Planning Committee meeting will be held on Thursday 6th January 2022.

The meeting closed at 19.42pm

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 Chairman of the Planning Committee

Date