

NUTHURST PARISH COUNCIL

Minutes of the Parish Councils Planning Meeting, held on Thursday 4th November 2021, commencing at 7.30pm

Present:

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

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

PC032-21/22 APOLOGIES FOR ABSENCE

It was **RESOLVED** to **APPROVE** Cllr N Bryant's apologies for absence.

PC033-21/22 DECLARATIONS OF INTEREST

As defined under the Localism Act 2011 and the Parish Councils Code of Conduct it was **RESOLVED** to **NOTE** Cllr J Bromley's interest in DC/21/2092 (personal friend).

PC034-21/22 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

It was **RESOLVED** that the Minutes of the [Planning Committee meeting](#) held on 7th October 2021 be confirmed as a correct record and be recommended for approval to the Full Parish Council (Vote – unanimously approved).

PC035-21/22 CHAIRMANS ANNOUNCEMENTS

Horsham's draft Local Plan has been delayed by Natural England's statement that the Hardham treatment works will not be able to supply water to all the new houses listed in the draft Local Plan. The District Councillors meeting to vote on the draft Local Plan scheduled for this month has therefore been cancelled and no new dates have been set. It is not known how long this delay will last, clearly much will depend on how quickly Natural England can develop a strategy on water neutrality to break this current deadlock.

PC036-21/22 PUBLIC FORUM

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

PC037-21/22 PLANNING

i) PLANNING APPLICATIONS

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

Number	Applicant & Reason
DC/21/2092 14.10.2021	Demolition of existing rear single storey structures and erection of single storey rear extension. 1 Hampton Cottages, Nuthurst Road, Maplehurst
RESOLVED	The Parish Council has no objection in principle to this application. It notes that the extension has a flat roof which is contrary to the guidance in section 2.8 of the Parish Design Statement. However, because the extension is at the rear of the property the flat roof does not affect the street scene.
DC/21/2175 14.10.2021	Removal of existing detached garage and erection of a replacement two-bay detached garage. Oak Tree Cottage, The Common, Mannings Heath

RESOLVED	The Parish Council has no objection to this application. It considers that the replacement garage is more in keeping with the cottage and its location overlooking Mannings Heath Village Green.
DC/21/2301 11.10.2021 RESOLVED	Non Material Amendment to previously approved application DC/18/2231 (Demolition of existing 3no. dwellings and associated buildings, retention of existing ponds and erection of 4no. dwellings (net 1no. dwellings) associated improved access and provision of hardstanding, parking, landscaping and garden and amenity space) to allow for amendments to existing windows and doors, relocation of the plot 1 car port from south to north side of the house, extending access road. Plot 1 white render changed to timber cladding to match proposed materials of plot 3&4. Alterations to Plot 2 including white render changed to brick to match proposed materials of plot 3&4. Plot 2 elevations amended to match approved floor plan. Ghyll House Farm, Broadwater Lane, Copsale No objection.
DC/21/2319 12.10.2021 RESOLVED	Prior notification for the demolition of buildings. Copsale Barn, Copsale Road, Copsale The Parish Council strongly objects to this application because there are inaccuracies in the application and a number of matters that are not clear as follows: <ul style="list-style-type: none"> • The address on the application form is given as “Copsale Farm”. This is incorrect as Copsale Farm is a different site on the other side of Copsale Road. The application site is known as Copsale Stables, not Copsale Barn. • The title refers to demolition of buildings, yet the application clearly only refers to one building – the pole barn. • One plan elevation refers to the whole of the pole barn being demolished but another plan elevation refers to part of the pole barn being demolished. • The applicant claims that the pole barn is redundant, but the Parish Council understands that the pole barn and adjacent stable block are leased by a tenant who uses them for storage and to house farm animals. Furthermore, it is understood that the applicant has not informed the tenant of the proposed demolition. The Parish Council is aware that the applicant has already had several previous applications to convert the adjacent stable block into a residence. All these applications have been refused by HDC and one appeal dismissed by the Planning Inspectorate. The Parish Council is concerned that demolition of the barn is a prelude to yet another application to get a residence on the site. The Parish Council urges HDC to refuse planning permission on the above grounds.
DC/21/2231 20.10.2021 RESOLVED	Surgery to x4 Oak and x1 Yew 29 The Whytings, Mannings Heath No objection.

<p>DC/21/2389 21.10.2021 RESOLVED</p>	<p>Fell x3 Ash (works to trees in conservation area) Foxhollow, Nuthurst Street, Nuthurst The Parish Council notes that there are no documents, not even an application form, for this application on HDC's planning portal. The Parish Council's tree wardens have visited the site and have no objection to the felling of the 3 ash trees. However, HDC is asked to place a condition on any approval to require the applicant to plant 3 replacement trees of an appropriate native species in a suitable location within the site in the light of concerns about climate change.</p>
<p>DC/21/2079 26.10.2021 RESOLVED</p>	<p>Erection of a detached shed/summer house 2 Vaughan Copse, Mannings Heath No objection.</p>
<p>DISC/21/0281 14.10.2021 RESOLVED</p>	<p>Approval of details reserved by conditions 3,4,5 and 7 to approved application DC/20/1840 Swallowfields Nursery, Church Road, Mannings Heath The Parish Council does not have the experience or expertise to comment on these matters and wishes to leave them to HDC's specialist Officers and Consultants.</p>

ii) **PLANNING APPEALS**

It was **RESOLVED** to **APPROVE** the [Written Representation](#), with the addition of a paragraph about water neutrality, to the Planning Inspectorate for [DC/21/0603](#) (Retention of the barn currently under construction, to provide a dual-purpose facility for vineyard staff welfare/vineyard storage, and vineyard tours. Associated hard and soft landscaping works – Mannings Heath Golf Club)

PC038-21/22 PLANNING UPDATES

It was **RESOLVED** to **NOTE**:

i) **Hawthorns, Bar Lane**

There has been further activity on the site and the Clerk has reported this to the Enforcement Officer. The Clerk will chase up if an update is not received before the next Full Parish Council meeting.

ii) **Abinger House DC/20/1601**

There are concerns that there are breaches to the planning consent for the erection of a detached garage at Abinger House. The opening has been changed and a leaded window has been installed. The Clerk will report to the Enforcement Team if there is evidence that the owner has breached the Planning consent.

PC039-21/22 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.

PC040-21/22 DATE OF NEXT MEETING

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

The meeting closed at 20.02pm

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Chairman of the Planning Committee

Date