

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting,
held on Wednesday 17th October 2018, at 7.30pm,
at Mannings Heath Village Hall, Mannings Heath

Present: Cllr V Court (Chairman) Cllr O Hydes (OBE)
Cllr F Boulter Cllr J Mercer
Cllr J Assassi Cllr T Nelson
Cllr J Chaytor
Cllr G Dixon
Cllr A Gaffney

Ten members of the public also attended the meeting.

2310/18 APOLOGIES FOR ABSENCE were received Cllr J McClean and Cllr S Turner.

2410/18 DECLARATIONS OF INTEREST

Cllr O Hydes declared a Personal Interest in DC/18/2109, the applicant being his neighbour.

2510/18 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

RESOLVED to approve the minutes from the Planning Committee meeting, held on 19th September 2018, as a true and correct record of the meeting and signed by the Chairman.

2610/18 PUBLIC FORUM

A member of the public spoke of his continuing frustrations with the Micklepage applications and asked whether it was time to 'widen the remit'? The issues have continued for three years, is it now time to address the problems being experienced with the Planning Department? If the application is approved it would have dire consequences for Neighbourhood Plan.

The Chairman advised that the concerns would be addressed in Item 6 'Planning Updates'.

2710/18 PLANNING APPLICATIONS

DC/18/1849 08/10/2018 (Amended) RESOLVED	Demolition of existing outbuildings and erection of 6 no. 3 bedroom dwellings with associated parking and private amenity served via approved access from Brighton Road. Little Homefield, Brighton Road, Mannings Heath The Parish Council continues to stand by their original objections submitted on 20th September 2018 and also objects to the amended application, the boundary appears to have been moved and may be encroaching on the PROW.
DC/18/1942 27/09/2018 RESOLVED	Erection of a rear/side single storey annex extension. Maplehurst Farm Barn, Nuthurst Road, Maplehurst To raise no objection to this application, it is consistent with the Parish Design Statement.
DC/18/2076 03/10/2018 RESOLVED	Variation of Condition 1 to previously approved Application: DC/18/1046 (Variation of Condition 1 of previously approved application DC/15/2493 (Erection of three two storey houses). Minor material amendments to facilitate alterations to approved site layout and approved designs.) Relating to minor material amendments to the roof design. Micklepage, Nuthurst Road, Nuthurst To strongly object to this application (Appendix DC/18/2076)
DC/18/2007 25/09/2018 RESOLVED	Prior approval for a proposed change of use of agricultural building to 2 no. dwelling houses (Class 3). Waves Farm, Kerves Lane, Horsham To object to the application for 'Prior Approval', the Parish Council request for a Full Planning application to be submitted.
DC/18/2109 12/10/2018	Surgery to 1 x Beech. 8 The Quarries, Mannings Heath

RESOLVED	To raise no objection to this application as long as the surgery is carried out as per the planning application.
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2810/18 PLANNING UPDATES

i) DC/18/1792 Coolhurst Close

The Parish Council strongly objected to the application for a further 5 dwellings on the site. HDC advised that they were having difficulties with the application because the nine to twelve dwellings in the Neighbourhood Plan were not in 'bold type', this has been followed up with a report which concludes the application is 'acceptable in principle'. It was noted that the Case Officer also provided 'pre-application advice'.

RESOLVED to submit the Parish Councils supplementary comments to the Head of Planning Emma Parkes, District Councillor Toni Bradnum and the Case Officer and arrange a meeting with Emma Parkes to discuss the implications of the report (Appendix DC/18/1792).

The Neighbourhood Plan consultant, Neil Homer, has advised there is no evidence that the font of the type can be considered, the policy would have stated nine to fifteen houses is that was what was wanted and the nine to twelve houses were not challenged by HDC or the Independent Examiner.

Nuthurst were the first Parish to complete a Neighbourhood Plan in the district and HDC had not completed the HDPF, lessons have been learnt and will be picked up when the Neighbourhood Plan is reviewed at some time in the future.

The Chairman advised that the members comments on the pressures between HDC and developers and the 'Made' Neighbourhood Plan' not being considered were noted and would be addressed at a later date.

ii) Meeting with Barbara Childs, Director of Place

The Chairman and Cllr Owen Hydes had a meeting with Barbara Childs, Emma Parkes and Aimee Richardson to discuss DC/18/1792 and the Neighbourhood Plan.

The meeting was beneficial, it was stressed that the Neighbourhood Plan was part of the HDPF, that the Parish Council wanted to work with the Planning Department and provide local knowledge and that meetings would take place on controversial applications prior to the officer writing their report.

iii) DC/18/1883 & DC/18/2076 Micklepage

The members are in receipt of a letter dated 8th October from Greenplan and the following response has been sent to the Planning Department:

'The Parish Council made a proper and democratic decision to object to DC/18/1883. It is felt that the decision cannot and will not be overturned and that Councillors would not agree to anything that would contravene the Nuthurst Parish's legally made Neighbourhood Plan.'

Furthermore, it should be noted that Greenplan's appeal application form addressed to the Planning Inspectorate did NOT tick the box for "with costs".

Greenplan have written a further letter to the Planning Department on 17th October 2018, the Clerk was copied in on the correspondence and it is not for the Parish Council to respond.

The Chairman thanked Cllr Owen Hydes for his continued assistance with the planning issues in the Parish and commented that 'it may seem that we are not being forceful enough, but, we have got to continue working with the Planning Department'.

2910/18 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

The obstructions on the verge outside Old Park Farm Cottage have still not been removed, the Clerk will report to Highways again.

The meeting closed at 8.25pm