

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting
held on Wednesday 18th October 2017 at
Mannings Heath Village Hall, Mannings Heath

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

District Councillor Toni Bradnum and eighteen members of the public attended the meeting.

2610/17 APOLOGIES FOR ABSENCE were received from Councillor J Mercer and Councillor S Turner.

2710/17 DECLARATIONS OF INTEREST

Councillor G Dixon is a Trustee of Copsale Hall and declared a Personal Interest in planning Application DC/17/2226.

2810/17 PUBLIC FORUM

With the Members approval the Chairman moved the Public Forum to after item 2910/17.

2910/17 PLANNING APPLICATIONS

DC/17/2214 02/10/2017	Non-material amendment to previously permitted application DC/17/1541 (Proposed erection of single storey side extension and first floor front extension over existing garage) 20-degree mono pitched roof in lieu of double pitch roof over ground floor side extension. Fairings, Brighton Road, Mannings Heath
RESOLVED	To raise no objection, the application complies with the Parish Design Statement.
DC/17/2216 04/10/2017	Proposed site for settled gypsy accommodation. Amendment of previously approved application DC/13/0257 (conversion of existing buildings to equestrian stud facilities and construction of sand arena) for the conversion of existing barn to a mini supermarket /co-operative farm shop instead. Hawthorns, Bar Lane, Southwater
RESOLVED	The Parish Council strongly opposes this planning applications for a six pitch site and associated utility buildings and conversion of the existing barn to a mini supermarket/co-operative shop for the following reasons: 1. The site is located between two bends on Bar Lane, a very narrow rural lane, where visibility splays for egress from the site are inadequate, unsatisfactory and unsafe. There will be a significant increase in traffic on Bar Lane from the six pitches and the proposed shop. This will increase the risk of further accidents (see attached photo of a recent accident) at the extremely dangerous very sharp bend at the junction of Bar Lane with the A24. 2. No transport and road safety assessment has been provided. This is particularly important because of the increase traffic from the site on a very narrow lane between two bends. 3. The site has not been allocated for development in the Nuthurst Parish Neighbourhood Plan which was made in October 2015. Policy 1 of this Plan does not support development in the countryside. 4. The site is in an unsustainable location in the countryside which is remote from services and facilities, including particularly schools and health services. 5. There is no nearby access to sustainable forms of transport. The site is not on a bus

	<p>route. The A24 junction with Bar Lane is about ½ mile away and the bus stop on the A24 near that junction is about to close for safety reasons.</p> <p>6. There is no need for a mini supermarket/co-operative shop at this location, given that there is already a Co-op shop at the A24 Buck Barn Service Station approximately 1 mile away and a wide range of shops in Southwater. No business plan has been provided to justify the proposal for a shop.</p> <p>7. The site is agricultural land and the barn is currently used for storage of hay (see attached photo) and it should be retained as agricultural land.</p> <p>8. The development would adversely affect the setting of four nearby Grade II listed buildings on Bar Lane. These are listed by Historic England as: The Old Cottage (UID 1022659); Little Tuckmans (UID 1026857); Tuckman's Farmhouse (UID 1026858); and Knepp Castle Estate (UID 1354212) (the cottage).</p> <p>9. The development would also adversely affect the setting of nearby non listed properties.</p> <p>10. There has been no investigation of contaminated land. This is particularly important because Marc Rankin, HDC Environmental Health, found evidence of contamination in made up ground on the site when he visited to assess a previous refused planning application DC/16/1441 to convert the barn to a dwelling.</p> <p>11. There has been no assessment of the landscape of the site and no proposals for landscaping. This is important since the development would dominate the immediate surroundings and would adversely affect the visual appearance of open countryside.</p> <p>12. No ecological report has been provided. This is very important because the site adjoins ancient woodland and a Site of Nature Conservation Importance (SCNI).</p> <p>13. Part of the site lies within Flood Risk Zones 2 and 3 which means it is not suitable for development. Bar Lane also floods regularly when there is heavy rain (see attached photo).</p> <p>14. No structural survey or construction method statement has been provided in support of the conversion of the barn to a shop</p> <p>15. There has also been no community consultation or engagement.</p> <p>Conclusion</p> <p>The proposed development is in an unsustainable location, prone to flooding, which is remote from local services and facilities and sustainable forms of transport with unsafe egress from the site. It also adversely affects the settings of 4 nearby Grade II listed buildings and other nearby properties. The proposal represents an unsustainable form of development in the countryside which is contrary to Policies 1, 2, 4, 23, 25, 26, 31, 38 and 40 of the Horsham District Planning Framework (2015) and Policy 1 of the Nuthurst Parish Neighbourhood Plan.</p>
<p>DC/17/2226 05/10/2017</p> <p>RESOLVED</p>	<p>Amendments to internal layout and positioning of external windows and doors following approval of previous application DC/17/0371 (Demolition of existing ad hoc facilities to rear of hall. Proposed rear extension to provide enhanced and modern facilities. Preservation of original pavilion building.)</p> <p>Copsale Social Club Hall, Copsale Road, Copsale</p> <p>To raise no objection to this application, the Neighbourhood Plan supports the proper development of community facilities.</p>

2810/17 PUBLIC FORUM

The Clerk was in receipt of a number of objections to DC/17/2216 and seven members of the public addressed the meeting detailing their objections to the application. The comments were noted and any supplementary information will be included in the observations the Parish Council submit to HDC.

3010/17 PLANNING UPDATES

i. DC/17/0815 Church Road

The applicant has lodged an appeal. A further letter has been sent to Tom Crowley asking for the complaint about the planning officer misleading the District Councillors to be reviewed and for a meeting to discuss HDC's handling of the application and why the second, promised, meeting did not take place and why a reply was not received when the meeting was chased up.

ii. EN/17/0502 Micklepage

The dwellings were allocated in the Neighbourhood Plan as 3 x 3 bedroom chalet properties, these are now being built as 3 x 5 bedroom properties. This is against both the planning permission and Neighbourhood Plan. HDC have issued an Enforcement Notice and the developer has been advised to submit a retrospective planning application. The developer is continuing to construct the dwellings without permission for 3 x 5 bedroom dwellings.

iii. **RN26/14-15 Restocking Notice Land North of Monks Gate**

The Forestry Commission have confirmed that the Restocking Notice 'stays with the land' and all the duties played upon the person served would be transferred to the new land owner.

iv. **DC/17/1165 & DC/17/1166 Top Paddock, Kerves Lane**

The Parish Council understands that an objector to the application is filing a judicial review.

v. **DC/17/2293 The Dun Horse Pub**

The land at the Dun Horse Pub has been split and an application has been submitted by Patagonia Properties to 'Refurbishment of the existing public house at ground floor with new toilets, kitchen and improved access to rear. Demolition of the outside toilet block enabling provision of a new external stair for independent access to two flats at first floor'. The application site comprises the Dun Horse Inn and rear garden only and a further separate application is anticipated for the side garden.

3010/17 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA

Councillor A Gaffney requested for the installation of the telecommunication mast/cabinets and the relocation of the Millennium sign at Monks Gate to be included on the next agenda.

The meeting closed at 8.20pm