

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting,
held on Wednesday 19th September 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 J Chaytor
Cllr G Dixon
Cllr A Gaffney
Cllr J McClean

Eighteen members of the public also attended the meeting.

2609/18 APOLOGIES FOR ABSENCE were received from Cllr T Nelson, Cllr S Turner and District Councillor Toni Bradnum.

2709/18 DECLARATIONS OF INTEREST Cllr O Hydes declared a Personal Interest in DC/18/0958, Cllr O Hydes is a member of Mannings Heath Golf Club.

2809/18 APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING
RESOLVED The minutes of the Planning Committee meeting held on 15th August 2018 were approved a true and correct record of the meeting and signed by the Chairman.

2909/18 PRESENTATION FROM EN-PLAN

The presentation was cancelled due to sickness, the content will be covered in the Public Forum.

3009/18 PUBLIC FORUM

Mr D Livingstone commented that three of the applications on the agenda were 'unnecessary'. The dwellings at Micklepage were not built in accordance with the approved planning permission (DC/15/2493), given in accordance with the Neighbourhood Plan. And, HDC granted consent Retrospectively (DC/18/1046), in the belief that the room above the garage could not be classified as bedroom because it did not have a window. The applicant has also lodged an appeal against HDC's refusal of Planning consent on DC/17/2524.

The applications for Coolhurst Close and the land opposite the Dun Horse (rear of Little Homelands) are for more dwellings than were allocated in the Neighbourhood Plan, the latter site being cleared prior to an Ecological Report being completed.

The community, including Mr D Livingstone, helped produce the Neighbourhood Plan. The document recorded what the community needed and wanted in the Parish, this did not include large dwellings.

To avoid being overrun by unnecessary development Mr D Livingston concluded that the Neighbourhood Plan should be adhered to and requested for the Parish Council to object to the three applications.

Mr D Burstow explained that he had worked with the Neighbourhood Plan since the beginning and that the plot has always been split into two parts, the first being owned jointly with the Coolhurst Trust and the second being in his sole ownership.

Mr D Burstow advised that the application for the second plot was fully 'policy compliant' with both the Neighbourhood Plan and HDPF. The application met the five criteria and the reference to the number of houses was a 'supplementary statement'.

Criteria 2 states that the dwellings must be sympathetic to neighbouring properties, Mr D Burstow advised that the proposed dwellings would be consistent and that this would not be the case if

only two were built on the plot.

The owners of the properties, who backed onto the site, on the A281 had not objected to the proposal.

Mrs J Murphy commented that the Neighbourhood Plan only allocated a further two dwellings on the whole site, the issues with the sewage and water from the site had not yet been tested and that the proposal would generate additional traffic.

3109/18 PLANNING APPLICATIONS

<p>DC/18/0958 06/09/2018 (Amended)</p> <p>RESOLVED</p>	<p>Demolition of existing barn, erection of a replacement barn for ancillary storage use and laying hardcore for access track. Mannings Heath Golf Club, Hammerpond Road, Mannings Heath</p> <p>To raise no objection to this application, however the Parish Council would like to bring the following issues to the Officer attention:</p> <ol style="list-style-type: none"> 1) The track is quote narrow after the point of access off the Bucks Head Road and only presently wide enough for a golf buggy. 2) If the track is made wider for the access of vehicles it will change the countryside setting.
<p>DC/18/1792 06/09/2018</p> <p>RESOLVED</p>	<p>Outline application for the erection of 5 residential dwellings and associated works. All matters reserved except for access. Great Ventors Development Site, Coolhurst Close, Monks Gate</p> <p>The Parish Council strongly objects to this development for the following reasons:</p> <ol style="list-style-type: none"> 1. It contravenes policy 5 of the NP because it would mean 15 dwellings on the NP site which is three more dwellings than the maximum of 12 permitted by the NP. 2. These 3 additional dwellings are not needed in the Parish. The NP is already fulfilling the requirement for some 50 new houses which were identified in surveys carried out during consultations on the NP. Furthermore HDC has a 5 year housing supply, so there is no need for any additional houses. 3. There would be unacceptable harm to the amenities of nearby properties in contravention of policy 33 of HDC's Planning Framework. This is supported by HDC's pre-application advice (PE/17/0217) in which the planning officer referred to the potential effect of new housing on the existing cottages fronting the A281 by saying on page 6 "<i>I do have concerns over the potential for amenity impact on the occupants of numbers 1 and 2 Southlands Cottages.</i>" <p>The Parish Council has noted the impact of the 10 houses already being built on the site on these cottages and that the houses appear very obtrusive from the A281 because the land rises to the east. The addition of 5 more houses on the land rising to the east will exacerbate the impact on these cottages and the obtrusiveness from the A281. In effect, they would further urbanise the area.</p> <p><i>The Parish Council recommends that two houses allowed by the NP on the remainder of the NP site should be single storey dwellings to preclude further adverse impacts.</i></p> <ol style="list-style-type: none"> 4. Further unacceptable harm to the amenities of properties and the environment. Whatever the officials from the Environment Agency and Southern Water write in their consultation reports, there are two significant problems regularly reported by Monks Gate residents: <ul style="list-style-type: none"> • Foul sewage flooding because the sewage network and the Monks Gate Sewage Treatment Works are overloaded. Additional houses will exacerbate this problem; and

	<ul style="list-style-type: none"> Surface water flooding in Nuthurst Street since it is lower than the fields on which the developer is currently laying impermeable surfaces. Additional houses will exacerbate this problem. <p>5. Over-development of Monks Gate Policies 5 and 6 of the NP allow for a maximum of 18 new houses in Monks Gate which represents an increase of 36% in housing stock in Monks Gate. An additional 3 houses over the maximum allowed in policy 5 of the NP would mean a 42% increase in housing stock. This increase represents over-development of the settlement of Monks Gate and adversely affects the character and community balance of the settlement. This conflicts with one of the key criteria in "Policies for Growth and Change" in HDC's Planning Framework which states "Adding large new housing areas on existing small settlements may affect the character and community balance."</p>
DC/18/1796 30/08/2018	<p>Replacement of existing windows with double glazed leaded units, installation of solar panels to the south facing pitch of the main house and to the south facing roof of the outbuilding. Alterations to landscaping around proposed extension and reshaping the pool to be suitable for a cover. Hards Farm Cottage, Kerves Lane, Horsham</p>
RESOLVED	To raise no objection to this application.
DC/18/1849 06/09/2018	<p>Demolition of existing outbuildings and erection of 6 no. 3 bedroom dwellings with associated parking and private amenity via approved access from Brighton Road. Little Homefield, Brighton Road, Mannings Heath</p>
RESOLVED	<p>The Parish Council strongly objects to this application for the following reasons:</p> <p>(a) policy 10 of the Neighbourhood Plan because the scale, density, massing and layout (overdevelopment) does not reflect the architectural and historic character of the surrounding buildings and it does not include adequate functional garden space;</p> <p>(b) Section 1(a) of the Parish Design Statement because it provides virtually no garden at the front; (c) policy 33 of The HDPF, because the scale, massing and appearance (overdevelopment) do not relate sympathetically with the built surroundings;</p> <p>(d) policy 34 of the HDPF, because of the adverse effect on the adjacent non-listed heritage asset (Woolmers);</p> <p>(e) policy 40 of the HDPF because it does not provide a safe access to the existing transport infrastructure, namely the major A281 road;</p> <p>(f) the assessment criteria in HDC's Local Plan review because it removes the current gradual transition from the built environment to the countryside beyond (farmland) and.</p> <p>(g) The applicant has made a number of misleading statements and assertions.</p>
DC/18/1883 05/09/2018	<p>Variation of condition 1 to previously approved application DC/18/1046 (erection of three two storey houses) relating to minor material amendments to facilitate alterations to approved site layout and approved designs. The Paddock, Micklepage, Nuthurst Street, Nuthurst</p>
RESOLVED	<p>The Parish Council strongly objects to this attempt to "re-insert" the window because this would make the room above the garage a "habitable" bedroom and as a result there would be 4 upstairs bedrooms in contravention of the NP requirement for a maximum of three bedrooms.</p> <p>It should be noted that the planning application does not make it clear or obvious that the re-inserted window would be approximately three times larger than the one in the original planning permission. It is therefore obvious that the developer's intention is that the room above the garage should be a fourth upstairs bedroom and not a store/hobbies room as in the original planning permission.</p>

	<p>Thus, this application would provide four upstairs bedrooms, the same number as in the retrospective application DC/17/2524 which was refused permission on grounds that it breached the NP.</p> <p>Consistency requires that, just as DC/17/2524 was refused, so too should this application be refused on the same grounds that it contravenes policy 7 of the NP.</p>
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The Chairman commented, since the Neighbourhood Plan had been made by HDC the Parish Council were continually battling with developers / landowners and the Parish Council must continue to 'stand up' for the Neighbourhood Plan.

In reply to the remark at the Planning Committee North meeting on 7th August 2018, what is the harm? The applications are against several of the policies and outside the Neighbourhood Plan.

If the Parish Council did not have a Neighbourhood Plan the applications would have been refused by HDC, because development in the countryside is not permitted.

3209/18 PLANNING UPDATES

i) **Appeal - Land behind Millers Mead**

The Chairman attended the Planning Inspectors site visit on 11th September 2018. HDC still need to find 53 Gypsy pitches in the District.

ii) **DC/17/2524 Micklepage**

The applicant, Greenplan, has lodged an appeal against HDC's refusal of Planning consent, the grounds for appeal have not been issued by HDC yet.

3309/18 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA
none.

The meeting closed at 8.30pm