

## **Planning Up-dates 7 June 2018**

### **General**

*If you have any queries about planning matters in the Parish, please contact the Clerk. You can find the Parish Council's comments on any application by entering the DC number into HDC's planning portal. HDC usually inform very near neighbours about a planning application if they judge it might affect them. Additionally, HDC may post a green site notice if they consider it appropriate to do so.*

### **Micklepage, Nuthurst Street**

The developer has submitted another planning application (DC/18/1046) in which it is claimed that these unlawfully built 4/5 bedroomed houses will be re-configured so that they contain only 3 bedrooms. The roof above the garage has been re-designed, but not lowered to the height required by the original planning permission for the site. The resulting large room above the garage is called a store room but has the potential to be a fourth first floor bedroom. This planning application was considered by the Parish Council at its meeting on Wednesday 6 June and the Council resolved to strongly object to the application on the grounds that it still fails to comply with our Neighbourhood Plan. The last date for receipt of comments by HDC is 12 June 2018.

### **Bar Lane, Copsale**

HDC originally removed this field from its list of possible gypsy/traveller sites, citing its unsustainability, but has now decided to recommend approval of this planning application for 4 pitches (DC/17/2216). Because there were so many objections to the planning application, the application was considered at the Planning Committee North meeting on 5 June 2018. Despite the best efforts of a Parish Councillor and three local residents who spoke against the recommendation, the Planning Committee decided by a very small majority to approve the application. At its meeting on 6 June 2018, the Parish Council decided to investigate the manner in which HDC's Planning Department prepared their report and presented their case.

### **Coombe Cottage, Church Road, Mannings Heath**

This application for a modern detached house in the very cramped side garden of this traditional Victorian Cottage, which is completely screened from Church Road by trees, was opposed by the Parish Council on the grounds of over-development. HDC recommended approval, despite refusing approval for a similar application last year. Because of the number of objections, it was considered at the Planning Committee North meeting on 5 June 2018. A Parish Councillor and two local residents spoke against the recommendation. By a large majority, the Planning Committee refused the application because of over-development of the site.

*The Parish Council would like to thank all residents who speak at HDC's Planning Committee meetings. Their public speeches, which are strictly limited to two minutes and can be daunting, are extremely helpful.*

### **Ghyll House Farm, Broadwater Lane, Copsale**

The farm was split up into a number of "lots", each with a different owner, some time ago. Since then, a number of owners have submitted planning applications for various developments and the planning history has become exceedingly complicated. The detail can be checked by entering "Ghyll House Farm" into HDC's planning portal.

In 2012, well before the Neighbourhood Plan, HDC granted planning permission for four houses at the "lot" known as Ghyll House Farm (DC/12/0778). In 2014, there was a separate application for two more houses and HDC also granted permission for these (DC/14/2234). Following this, minor amendments to the positioning and design of the six houses were requested and permitted by HDC in 2017. A board in Broadwater Lane is now advertising the forthcoming sale of these six houses.

### **The Dun Horse pub refurbishment, Mannings Heath**

This property and its small side garden was sold to an Investment Company by Enterprise Inns some years ago. Since then, the Investment Company has allowed the building and its surroundings to deteriorate whilst making several and varied attempts to obtain planning permission for the site. Following the expression of

serious concerns about over-intensive development of the site, lack of parking and dangerous safety issues due to the pub's position by many residents and the Parish Council, the Investment Company adopted the strategy of dividing the site into two parts.

Then in 2017, the Investment Company submitted two separate applications. One (DC/17/2293) was to refurbish the pub and upstairs flats whilst the other (DC/17/2294) was to build a four bedded house in the small side garden. HDC have just granted permission for the refurbishment of the pub and flats. HDC has not determined the application for a house in the side garden.

Thus, the position regarding this whole site is not settled especially as the District Councillor has been told by HDC that the Investment Company will not carry out the refurbishment to the pub and flats until issues over the house that they want to build are resolved.

*(The planning history of this site is complicated. The detail can be accessed by entering "Dun Horse" into HDC's planning portal)*

#### **Land to rear of Millers Mead, Nuthurst: settled gypsy accommodation**

The applicant has appealed to the Planning Inspectorate against HDC's refusal to grant planning permission for 5 pitches (DC/17/2534). HDC will write to all people who commented on the application telling them about the appeal, how they can comment on it and the date by which comments have to be submitted. The Parish Council will consider a submission when it has seen the case for appeal. The Planning Inspector's decision on the appeal is likely to take several months. It is likely that the applicant will also appeal against HDC's refusal of DC/17/2535 for a further 5 pitches on the same site.