

NUTHURST PARISH COUNCIL

Minutes of the Parish Council Planning Meeting
held on Wednesday 19th April 2017 at
Mannings Heath Village Hall, Commencing at 7.30pm

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

Three members of the public attended the meeting.

2504/17 APOLOGIES FOR ABSENCE were received from Councillor J Mercer, Councillor S Turner was absent from the meeting.

2604/17 DECLARATIONS OF INTEREST Councillor O Hydes declared a personal interest in planning application DC/17/0666, the applicant lives in a neighbouring property.

2704/17 PUBLIC FORUM none.

2804/17 PLANNING APPLICATIONS

DC/17/0488 07/04/2017 RESOLVED	Erection of barn, stables, tool shed and outbuildings A,B and C (Lawful Development Certificate – Existing) The Old Cottage Farm, Nuthurst Road, Maplehurst To raise no objections to this application.
DC/17/0666 06/04/2017 RESOLVED	Fell 1 x Sycamore 8 The Quarries, Mannings Heath To raise no objections to this application.
DC/17/0745 05/04/2017 RESOLVED	Proposed part loft conversion with new dormer window to side elevation. Sunnymead, Nuthurst Street, Nuthurst To raise no objections to this application.
DC/17/0784 10/04/2017 RESOLVED	Prt two storey and part single storey rear extension (re-submission of DC/17/0037) 2 Masons Field, Mannings Heath To object to this application for the following reasons: <ul style="list-style-type: none"> ○ Overintensification of the site. ○ Overbearing on the neighbouring property (3 Masons Field). ○ Out of keeping with the other properties in the close
DC/17/0799 10/07/2017 RESOLVED	Proposed new sun room to rear of property. Wheelers, Nuthurst Road, Maplehurst To raise no objections to this application.
DC/17/0815 13/04/2017 RESOLVED	The planning application proposes the erection of three detached dwellings with associated garages, provision of vehicular access, and hard and soft landscaping. Land at Church Road, Mannings Heath The Parish Council strongly objects to this planning application for the following reasons: <ol style="list-style-type: none"> 1) These houses are not needed in the Parish. Sufficient houses are already provided in the “made” Nuthurst Neighbourhood Plan and Horsham District Council has an adequate five year supply of new houses. 2) Over-intensive development of the site. It is too small and cramped for three large detached houses. Furthermore, it is unacceptable that

	<p>house 1 is only 2 metres from the pavement alongside Church Road. These houses, with a gated entrance, are out of keeping with the character and appearance of the locality. <i>(Note the planning application does not make it sufficiently clear that the development site is considerably smaller than the piece of land visible to the public. Also, it is inconsistent in quoting the site area as 0.23 hectares and 0.16 hectares in different attachments.)</i></p> <p>3) The size and type of houses is unwanted by residents of the Parish. During Neighbourhood Plan consultations, residents said they wanted small houses such as semi-detached and bungalows to attract and retain younger and older people.</p> <p>4) The two 5-bedroomed houses have three floors. This is contrary to policies in the Neighbourhood Plan and guidance in the Nuthurst Parish Design Statement. Both state that new houses should not be higher than two storeys.</p> <p>5) House 3 cannot be built where shown. It falls well within the root protection area of a huge oak tree in the garden of 8 Swallowfield Close. <i>(The Aboricultural Report failed to mention this tree.)</i> Furthermore surgery is proposed to trees that are subject to tree preservation orders or not within the development site.</p> <p>6) The access so close to a public bus stop is unsatisfactory especially as Church Road is regularly used for parking.</p> <p>7) There is no room for emergency vehicles and other large vehicles to turn on the site.</p> <p>8) A single integral garage is inadequate for 5-bed-roomed houses. The isolated position of the separate double garage for the 4 bed-roomed house suggests that there will be a future application for a fourth house to replace it.</p> <p>9) Likely future pressure to convert integral garages to accommodation will exacerbate the inadequate provision of parking spaces.</p> <p>10) These large houses have little usable garden because of shading from retained trees. This will lead to future pressure to remove trees. Yet they are necessary to screen the development from the historic Swallowfield parkland, and nearby unlisted Heritage Asset, Swallowfield House and properties in Church Road.</p> <p>11) A full ecological survey should be required before this application is determined because there are known to be protected species at nearby locations.</p>
--	--

Councillor O Hydes left the meeting at 19.34 whilst planning application DC/17/0666 was being discussed and returned at 19.37.

2904/17 PLANNING UPDATES

DC/17/0301 Former Dun Horse Inn

Amended plans have been submitted to HDC, the amended application will be included of the next Full Parish Council meeting on 3rd May 2017. The Clerk will request for an extension on the time the Parish Council has to submit their comments.

HDC Permitted Applications

DC/17/0166 & DC/17/0167 – Bulls Farm, Sedgwick Lane, Horsham

DC/17/0399 – Millers Mead, Nuthurst Road, Nuthurst

HDC Refused Application

DC/17/0302 – Coombe Cottage, Church Road, Mannings Heath

HDC New Applications

DC/17/0764 – Mannings Heath Golf Club, Hammerpond Road (Passenger platform lift)

DC/17/0832 – Field House, Sedgwick Lane, Horsham (two storey side extension)

Non-determination of Planning Applications

The Clerk has sent a letter to Dr C Lyons re the non-determination of the following planning applications;

PA Number	Where	Determination Date
DC/14/2234	Ghyll House Farm, Copsale	9 December 2014
DC/14/2755	Swallowfield Nursery, Mannings Heath	6 March 2015
DC/14/2755	Swallowfield Nursery, Mannings Heath, amended 24 March 16	6 March 2015
DC/16/1753	Opposite Dun Horse, Mannings Heath	3 November 2016
DC/16/1753	Opposite Dun Horse, Mannings Heath, amended 13 February 2017	3 November 2016
DC/16/2382	Dun Horse Pub, Mannings Heath	20 December 2016
DC/17/0210	Stone Cottage, Mannings Heath	15 March 2017
DC/17/0301	Dun Horse Pub, Mannings Heath	7 April 2017

Objection to Restocking Notice RN26/14-15

The Clerk has sent a letter to Mr R Baker, Forestry Commission England, re the Parish Councils comments on the objector's reasons for not restocking the site.

DC/16/2688 Corner House, Nuthurst Road

The Clerk has written to the Planning Inspectorate elaborating on the Parish Councils original comments re the proposed two storey extension.

3004/17 MINOR MATTERS RAISED BY COUNCILLORS TO BE REFERRED TO ON THE NEXT AGENDA none.**Election Dates**

4th May 2017 County Council Elections
8th June 2017 General Election
May 2019 District & Parish Council Elections

The meeting closed at 20.10