



Clerk to Council
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Minutes of the Planning Committee Meeting of Nuthurst Parish Council held at Copsale Village Hall on Wednesday 4th June 2025 at 7.30pm.

Present: Cllr C Kenny (Chairman), Cllr V Court Cllr D Cotton, Cllrs W Bayley, Cllr S Catterall, Cllr S Newell.
Ditrit Councillor Dennis Livingstone.

Apologies: None.

Clerk: Lisa Wilcock

There was 6 members of the public.

Meeting commenced 1930hrs

PC0010-25/26 ELECTION OF CHAIR AND VICE CHAIR

It was **RESOLVED** to elect Cllr D Cotton as Chair of Planning.

It was **RESOLVED** to elect Cllr C Kenny as Vice Chair of Planning.

PC0011-25/26 ATTENDANCE AND APOLOGIES FOR ABSENCE

Cllr S Newell will arrive late to the meeting.

PC0012-25/26 Declaration of Interests

No declarations of interest were made.

PC0013-25/26 CHAIR'S ANNOUNCEMENTS

None.

PC0014-25/26 PUBLIC SESSION

MOP - DC/25/0818 - The Haven House Sedgwick Lane Horsham West Sussex RH13 6QE noted that it is an offence to knowingly provide evidence that is misleading, says it has been used for 6 months in the last 36 months which is not true. No traffic associated with the buildings apart from cutting the grass and water works at the back. Hedgerow should be cut back outside of nesting season but on 18th May (habitat of principle of importance) the hedgerow should be safeguarded but it was chopped down. *Noted there was an enforcement notice on the hedge but there was no breach.* Previous application was declined, and planning permission would be required. There seems no difference between the last application and this.

MOP - 12 objections on the site, water neutrality has not been addressed. No transport statement has been provided for the application. WSCC ownership rights - does the applicant have, visibility displays and adjoining landowners will be affected. Urbanisation of the bridlepath access if the planning goes ahead. Owls, bats and dormice are on site, ecological affects this will have on the site if it is permitted. Hedge has been cut back at a time of year that it is unlawful. The only way to get the this issue addressed is to report it to the Rural Police force. 2 days after the date they cut the hedge. A nighttime ecological survey had taken place. HDC and Natural England say they cannot protect dormice, but zoos are protecting them and releasing them into the wild, why do HDC say this is not their responsibility?

MOP – marked increase in noise and light pollution from house and vehicle movements.

Noted that the water supply for the troughs comes off the house.

MOP – there are owls present as the owner has posted this on Facebook. Curtilage has been redone which has made the area surrounding the proposed build small. This is partly because neighbouring fields are for agricultural use only. Difficult to get down the track and emergency

services would struggle to attend. Old house opposite was only built on when it became uninhabitable but why would 2 houses on this site be allowed? Horses and traffic next to site. MOP – water treatment plant down there - can it cope?

Clerk advised MOP that the current planning legislation on infrastructure.

PC0015-25/26 MINUTES

It was RESOLVED to approve the minutes of the last meeting on 7th May 2025 the Chair signed the minutes.

PC0016-25/26 a) DC/25/0818 - The Haven House Sedgwick Lane Horsham West Sussex RH13 6QE - Prior Approval CoU Agric to Dwelling C3 – Deadline 12 Jun 2025 Bethan Tinning Delegated Decision.

Cllr S Newell joined the meeting at 1949hrs

It was **RESOLVED** to strongly object to this application. DC/25/0211 The council strongly objects to this planning application.

DC/25/0211 Application decided and refused as it was not the same size. They stated it was a mistake and have now resubmitted.

The NPC recommended refusal and basically nothing has changed apart from the above.

There are no two issues:

1 The application

2 The fact they have started some works and destroyed the hedgerow and erected a fence without proper investigations into the environmental and wildlife aspects. This was raised as an enforcement EN/25/0173 but been looked at and there is no breach. The problem is HDC wont look at the environment and wildlife impact only if it breaches planning. The ecology report clearly mentions the importance of maintaining the hedgerow, but this has already been removed in places.

APPLICATION

The Parish Council resolved to strongly object to this application. In the event that the officers are minded to propose the acceptance of this application, Nuthurst Parish Council would ask for it to go to full committee and that the Parish Council is allowed to speak to their objections at the meeting.

The proposed development is located outside the built-up boundary, in the countryside, in an unsustainable rural location and not allocated on the Nuthurst Neighbourhood plan NNP (Policy 1).

With no local facilities. Public services, buses, etc this development we feel fails on sustainability grounds. No proper considerations have been made for water neutrality.

It is not required or identified in the Nuthurst Neighbourhood Plan (NNP),

The use of the bridle path is contrary to NNP4.2 which is to maintain, protect and enhance public footpaths and bridleways. There is no reference as to ownership of the bridleway and agreement in principle for it to be used as an access road to residential accommodation. The bridlepath is lined with trees and hedgerow identified as potentially having protected wildlife. The development itself virtually on the bridle path with little/no buffer between the two.

In addition to not meeting the requirements of the NNP the development would be contrary to 1,2,3,4,26 of the HDPF 2015.

We would question the suitability of the barn for conversion. Looking at the condition of the building and structure along with the materials (asbestos) it would appear to be a demolition and rebuild not a conversion.

There are several 'agricultural' buildings with only one being taken into consideration. We are unable to verify that these have been used for agricultural purposes for some considerable time, and particularly the barn under the requested application. We therefore believe that the barn does not meet the criterion laid down for change of use to Class C3

The ecology report suggests the presence of Barn owls, bats, hedgehogs and a plethora of other wildlife and plants. This wildlife has also been observed by locals including the presence of dormice. We understand the owner has also posted photographs of the owls on social media. More investigation and surveys are suggested before this application can be properly assessed.

- b) **DC/25/0740** - Nuthurst Cricket Club Pavilion Golding Lane Mannings Heath West Sussex RH13 6JX - Proposed new base for an astroturf surface with a retractable cricket net. Deadline 12 Jun 2025 Steve Astles Delegated Decision.

It was **RESOLVED** to support this application.

- c) **DC/25/0679** - Mannings Heath Golf Club Hammerpond Road Mannings Heath West Sussex RH13 6PG - Confirmation that use of the buildings for the production of wine from grapes grown on vineyards within the estate, and associated storage would not constitute development (Lawful Development Certificate - Proposed). Deadline 12 Jun 2025 Sam Nye Delegated Decision.

It was **RESOLVED** to support this application. Council would like consideration of conditions to be put in place to acknowledge the control of light emitting from the site, control of noise from the site to protect the residential properties next to the site, traffic management to and from the site and water usage.

- d) **DC/25/0661** - The Lodge Polecat Lane Copsale West Sussex RH13 9DJ - Removal of Condition 5 of previously approved application DC/12/1642 (Change of use from self contained annexe to a holiday let unit of accommodation and the erection of a single storey side extension following demolition of existing stable block) relating to holiday let restriction. Deadline 29th May 2025 extension granted. Shazia Penne Delegated Decision.

It was **RESOLVED** to no objection to the application.

PC0017-25/26

LIST OF DECISIONS CASES BY HDC –

DISC/25/0111 - Ghyll House Farm 3 The Grange Broadwater Lane Copsale West Sussex RH13 6QW. Approval of details reserved by conditions 4 and 5 to approved application DC/24/1890. Permitted.

DC/25/0500 - Lower Goldings Golding Lane Mannings Heath West Sussex RH13 6JX Erection of a two storey side extension with glazed link. (Listed Building Consent). | . **Withdrawn**

DC/25/0480 - 5 Swallows Gate Church Road Mannings Heath West Sussex RH13 6GQ. Erection of a two storey side extension. Permitted

DC/25/0444 - Mannings Heath Village Hall Golding Lane Mannings Heath West Sussex RH13 6JU. Fell 1x Common Ash. Permitted.

DC/25/0608 - Heathtolt Farm Park Lane Maplehurst West Sussex. Prior notification for the creation of a new agricultural storage barn. Approval not required.

PC0018-25/26

APPLICATIONS SINCE PUBLICATION OF THE AGENDA

None.

PC0019-25/26

NEIGHBOURHOOD PLAN – the committee **noted** that 2 members are attending the HDC Neighbourhood Plan Workshop on 19th June 2.30pm to - 5pm at Alberly House.

PC0020-25/26

LIST OF ENFORCEMENT CASES BY HDC – no new cases.

PC0021-25/26 DATE OF THE NEXT MEETING – the next planning committee meeting will be held on 2nd July 2025.

Meeting closed 2019hrs

Signed..... Dated.....