

NUTHURST PARISH COUNCIL

Minutes of the Parish Councils Planning Meeting, held on Wednesday 6th March 2024
at Copsale Hall, Copsale, commencing at 7.30pm

Present: Cllr D Cotton (DC) (Chair) (P) Cllr W Bayley (WB) (P)
Cllr V Court (VC) (P) Cllr C Kenny (Vice Chairman) (P)
Cllr S Catterall (SC) (P) Cllr K McGovern (KMcG) (P)

Also in attendance:

Locum Clerk and 8 members of the public including DCllr Denis Livingstone were also attended the meeting.

PC011-23/24 APOLOGIES FOR ABSENCE

There were no apologies sent in for this meeting.

PC012-23/24 DECLARATIONS OF INTEREST

It was **RESOLVED** to **NOTE** that no declarations of interest, as defined under the Localism Act 2011 and the Parish Councils Code of Conduct, were made.

PC013-23/24 TO ELECT A NEW CHAIR TO THE PLANNING COMMITTEE

It was noted that Cllr Norman Byrant sent in his resignation prior to the publication of the agenda. The resignation was duly Cllr CK asked for nominations to be put forward for a new Chair for the committee. Cllr VC nominated Cllr DC for the post of Chair to Planning. Cllr KMcG seconded the proposal. ***It was UNANIMOUSLY agreed and resolved that Cllr DC take up the post of Chair of Planning with immediate effect.***

Cllr WB joined the meeting at 19.35pm

PC014-23/24

APPROVAL OF THE MINUTES FROM THE PLANNING COMMITTEE MEETING

There were no minutes for this meeting.

PC015-23/24 CHAIRMANS ANNOUNCEMENTS

It was **RESOLVED** to **NOTE** the Chairman of the Planning Committee did not make any announcements.

PC016-23/24 PUBLIC FORUM

One Member of the public spoke about the planning application DC/23/1325, which was discussed later in the meeting. Another member of the public spoke about items 9, 10 on the agenda and asked for clarity, which was given by the Chair. And further spoke about planning application DC/23/1325 and requested that the council reiterate the response that was sent in when the planning application came to council beforehand. One of the tree wardens asked whether the council wished to retain the services of the tree wardens. The Council confirmed that they did and thanked them for their services to date. Cllr CK gave the Clerk the keys to the Manning Heath Village Hall.

PC017-23/24 COBWOOD SOLAR FARM

The Clerk invited representatives from Cobwood Solar farm to present a presentation on the recent planning application for Cobwood Solar Farm, which lasted 25 minutes. They then opened the floor

for questions from the Council and members of the public. The Chair and committee members thanked the representatives for attending.

PC018-23/24 PLANNING SURVEY

The Clerk provided a copy of the planning survey given by WSALC to be completed. The committee completed the form. The clerk will send it back to WSALC. **ACTION: THE CLERK**

PC019-23/24 PARISH & NEIGHBOURHOOD PLANNING TRAINING

The Clerk has circulated proposed training by HDC prior to the meeting and asked if anyone could attend. Cllr CK nominated himself to attend the planning training and report back to the full council meeting. The Clerk will book. **ACTION: THE CLERK**

PC020-23/24 FLAGPOLE

The Clerk informed the committee that correspondence had come in for the purchase of a flag for D-Day 80th celebration and asked if the council had a flagpole. The Committee discussed where there were flagpoles within the community and concluded that the majority of them were privately owned. The committee were undecided on where a council owned flagpole would go. Cllr CK suggested asking the private flag pole holders if they would be willing to place the D-Day flag on there before council purchased the flags. If they were in agreement, the council would purchase the flags.

PC021-23/24 MANNING HEATH WINERY & GOLF CLUB

Cllr DC mentioned that DCllr DL had sent in prior to the meeting an email relating to Manning Heath Winery and asked if the council would be responding to the latest planning application. Cllr DC and DCllr DL suggested holding a meeting with the Winery to discuss the application with them. Cllr DC suggested reviewing the application.

One member of the public joined the meeting at 20.22pm

PC022-23/24 COUNCILLOR TRAINING ON THE LOCAL & DISTRICT PLAN

Cllr DC suggested deferring this agenda item and apologised for there having been confusion over what had been expected during this meeting. It was concluded that more time would be needed to allow for a proper training session. The Clerk had asked if Owen Hyde and DCllr DL would be able to provide suitable dates for a standalone meeting. The Clerk and Cllr DC will arrange this.

PC023-23/24 PLANNING APPLICATIONS

The Members approved the following comments to be submitted to Horsham District Council on current planning applications.

Number	Applicant & Reason
DC/23/2303 RESOLVED	Proposed: Extension of outdoor arena and parking area Address: Shuckers Farm, Copsale Road, Maplehurst The Parish Council recommend for approval the planning application in principle but would like to see the following conditions imposed: 1) The operating hours of the business are set to 8am-8pm. 2) That the lighting of the sand school does not exceed past 20.00pm. To reduce the impact of light pollution on surrounding properties.

<p>DC/23/1325</p> <p>RESOLVED</p>	<p>Proposal: Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school.</p> <p>Address: Limekiln Farm, Ghyll House Farm, Broadwater Lane Copsale</p> <p>Decision:</p> <p>The Parish Council recommend the planning application for objection on the following observations:</p> <ol style="list-style-type: none"> 1) The access issue covers several concerns. The junction with Broadwater Lane is difficult and large vehicles do cause problems. The road to the property is not a public road and is in not good condition for much of the way and a large number of vehicle movements will make it much worse. The site and proposed plan are not feasible. 2) There is considerable over intensification of the site and intrusion into the countryside. 3) The access for emergency services remains high risk which has not been addressed in the application. 4) The welfare of the proposed livestock does not seem to have been fully taken into account in the proposal, bearing in mind the that the area is Sussex clay and in wet conditions will become impassable/unusable.
<p>DC/24/0253</p>	<p>Proposal: Variation of Condition 1 of previously approved application DC/23/0126 (Erection of a single storey extension to existing detached garage, with external air conditioning unit. Erection of a single storey bin store extension to dwelling) Variation sought to allow for a redesigned bin-store.</p> <p>Address: Ghyll House Farm, 6 The Grange Broadwater Lane Copsale</p> <p>Decision:</p> <p>The Parish Council has no further comments to make and recommends the planning application for approval by HDC.</p>
<p>DC/24/0251</p>	<p>Proposed: Surgery to 1 x Oak</p> <p>Address: 17 Heath Close, Mannings Heath</p> <p>Decision:</p> <p>The Parish Council has no further comments to make and recommends the planning application for approval by HDC.</p>

PC024-23/24 PLANNING APPLICATIONS SUBMITTED SINCE THE PUBLICATION OF THE AGENDA

Number	Applicant & Reason
DC/24/0213	<p>Proposal: Construction of an agricultural track around the perimeter of field and woodland.</p> <p>Address: Swallowfield, Brighton Road, Manning Heath</p> <p>Decision:</p> <p>The Parish Council has no further comments to make and recommends the planning application for approval by HDC.</p>

Number	Applicant & Reason
--------	--------------------

DC/24/0221	<p>Proposal: Loft Conversion with dormer on rear roof slope (Lawful Development Certificate – proposed)</p> <p>Address: Swallowfield, Brighton Road, Manning Heath</p> <p>Decision:</p> <p>The Parish Council recommend the planning application for objection because it goes against the Parish Council’s design statement and neighbourhood plan. The Dormer extension adds another 3rd Storey to the house and the design is oppressive and out of keeping. The council considers this planning application as over intensification of the site based on the fact that the site has already had a large ground floor extension.</p>
Number	Applicant & Reason
DC/24/0027 and 0026	<p>Proposal: Application for approval of details reserved by Condition 3,4 and 6 to approved application DC/23/0249</p> <p>Address: Swallowfield, Brighton Road, Manning Heath</p> <p>Decision:</p> <p>These are conditions imposed by HDC that the Parish Council are not qualified to decide if they are satisfied.</p>

PC025-23/24 LIST OF DECISIONS BY HDC

Number	Applicant & Reason
DC/24/0231	<p>Proposal: Application to confirm the use of The Cottage as ancillary accommodation (Lawful Development Certificate - Existing)</p> <p>Address: Selehurst Gardens, The Cottage Brighton Road Lower Beeding West Sussex RH13 6PR</p> <p>Delegated Decision by HDC Noted as not being in the area</p>

PC026-23/24 DATE OF NEXT MEETING

It was **RESOLVED** to **NOTE**, if required, the next Planning Committee meeting will be held on Wednesday 3rd April 2024 (if required) in Copsale Hall, commencing at 7.30pm.

The meeting closed at 8.49pm

.....
Chairman of the Planning Committee

.....
Date