



Clerk to Council
Nuthurst Parish Council
P O Box 1098
Horsham
West Sussex
RH12 9YX

Email: clerk@nuthurst-pc.co.uk
Website: www.nuthurstparishcouncil.co.uk
Contact Number: 07795 593369

Minutes of the Planning Committee Meeting held at Copsale Village Hall on Wednesday 4th September 2024 at 7.30 pm

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

Apologies: None

Clerk: Lisa Wilcock

There were 4 members of the public.

Meeting commenced 1930hrs

PC015-24/25 Apologies for absence

None.

PC016-24/25 Declaration of Interests

None.

PC017-24/25 CHAIR'S ANNOUCEMENTS

The Council acknowledge enforcement EN/24/0330 Woodland Farm Broadwater Lane, which had a planning application, but this was withdrawn. The Council will listen and take note of comments made but will not make any representation until the Planning process allows them to do so but will refer back to the points raised for consideration.

PC018-24/25 PUBLIC SESSION

MOP referred to agenda item 7 EN/24/0330 and was representing other local residents who were unable to attend the meeting at short notice. The residents sent a letter to John Milne MP regarding the issue and the wider planning concerns. The MOP did consider a representation about a neighbour as difficult as they all wanted to live side by side. Noted that the site has recently had lorry loads of rubble and extensive groundworks and arrival of second mobile home on the site despite recent stop notices. On that basis the MOP wants due process followed. The question of why want this issue was not resolved in 2021 which has led to a heavy price in terms of disruption worry and concern for the local residents is the issue raised. There is a need for a robust compliance process. A second MOP echoed the sentiments made and remarked that his statement covered the same points, looking towards why the residents are now in this position and where the Planning Department from Horsham are on this case.

PC019-24/25 PLANNING MATTERS

DC/24/1171 – Erection of a shed and gazebo (retrospective) Ghyll House Farm, 4 The Grange, Broadwater Lane, Copsale.

Noted that Shed is a wood clad shed 4 x 4 m, both have rainwater harvesting on them, no objection from the neighbours and one neighbour has written to support the application. Noted the land Ghyll House farm has an article 4 condition, so anything that has a structure must have planning permission.

It was RESOLVED no objection to the planning application.

PC020-24/25 DC/24/1202 – Land Parcels 518747 128789 Sedgwick Lane, Horsham, West Sussex RH13 6QE
Prior notification for steel portal frame building for farm trailer and implementation store and a covered area for straw based dung midden (contaminated animal bedding) straw based dung (dry matter) would be used on fields once it had rotted down.

Comments noted on Section 6.2 - aerodromes within 3km. There is one aerodrome known at Jackrells Farm and there is another at Sedgewick Farm.

It was RESOLVED to defer to HDC Planning Officers. *Case was decided - prior approval was not required on 4th September 2024.*

PC021-24/25 **TO CONSIDER PLANNING APPLICATIONS SUBMITTED SINCE THE PUBLICATION OF THE AGENDA.**

None.

PC022-24/25 **LIST OF DECISIONS BY HDC**

DC/24/0882 - Site: Land Parcel at 518747 128789 Sedgwick Lane Horsham West Sussex - Decision: Application Permitted

DC/24/1041 - Site: Nuthurst Farm Nuthurst Street Nuthurst West Sussex RH13 6LH
Decision: Prior Approval Not Required

PC023-24/25 **LIST OF COMPLIANCE CASES BY HDC**

EN/24/0325

07/08/2024 - Land Parcel at 518747 128789 Sedgwick Lane Horsham West Sussex
Alleged: unauthorised change of use of land

Noted

PC024-24/25 EN/24/0330 - Woodlands Farm Broadwater Lane Copsale Horsham West Sussex RH13 6QW
Retention of mobile home in breach of condition DC/18/2627

Update on Woodland Farm from DC Dennis Livingstone. **Woodlands Farm, Broadwater Lane**
Recent history – with approximate dates 14/07/2024 - Planning application DC/24/1018 was validated and on the HDC portal for a mobile home. 30/07/2024- Works commenced without planning permission and carried on until about 11pm upsetting neighbours. 31/07/2024 - submitted a complaint to HDC. 01/08/2024 was informed that a Temporary Stop notice was issued and served on site - works stopped. 08/08/2024 - The Planning Application on the 8th August was invalidated. 18/08/2024 - A large mobile home was delivered that while being transported blocked a number of roads. As far as I'm aware no prior notification had been made to the police or highways. 30/08/2024 - an enforcement notice was issued and served. Current Position as at 04/09/2024 - a mobile home is on-site without planning position with another mobile home in breach of a Condition from a prior planning application DC/18/2627. From HDCs portal there are two current enforcement notices – EN/24/0316 - which now states – Without planning permission, the material change of use of the Land from equestrian use to a mixed use of equestrian and the stationing of mobile homes for the purposes of human habitation together with the associated operational development comprising the importation of soil and waste material to create a hard surface and change of land levels, the installation of a septic tank, and excavation of land for services on the Land EN/24/0330 – Retention of mobile home in breach of condition 3 of DC/18/2627. The owner had temporary permission for the mobile home for a limited period of not more than two years. The Parish

Council could if they think it is appropriate write to HDC outlining any concerns and asking to be kept informed of the dates and requirements for appeal hearings. Residents should also write. The Local HDC Plan out of date and doesn't demonstrate an adequate number of gypsy and traveller sites. The new Local Plan is currently going through the regulatory process it is with the Inspectors and is optimistically due to be 'made' in spring 2025. I have been in contact with planning officers from the strategic planning department and due to the number of objections to the proposed policy on gypsies and travellers we cannot it is thought at this time give much weight to the new plan.

It was RESOLVED for the Clerk to contact the compliance officer to receive an update on the enforcement notice.

PC025-24/25 NPPF

NPPF consultation process is in place. Clerk issued the response from WSALC for the Council to read before the meeting. It was discussed that the 47% increase in housing is the largest change to the NPPF and the figure far exceeded the last target. Noted the Local Plan Regulation 19 submitted, will not be affected by the proposed new NPPF. The Council considered if they would represent the Parish Council as part of the consultation process. It was **proposed** that the Parish Council should respond, and the vote was unanimous.

It was RESOLVED to submit a recommended response to full Council on 17th September but an informal working party will work on the response together. It was **agreed** that Cllr Val Court, Cllr Dave Cotton, Cllr Colin Kenny, Cllr Stephanie Newell and Cllr Karen McGovern to put together a response on behalf of the Council ready for approval.

Date of the next meeting. 2nd October 2024.

Meeting closed 2137hrs

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