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Minutes of the Planning Committee Meeting of Nuthurst Parish Council held at Copsale Village Hall on Wednesday 6th November 2024 at 7.30pm.

Present: Cllr C Kenny (Chairman), Cllr V Court, Cllr S Newell, Cllr S Catterall, District Councillor Dennis Livingston+

Apologies: Cllr D Cotton, Cllrs W Bayley, Cllr K McGovern

Clerk: Lisa Wilcock

There was 1 member of the public (parish tree warden).

+ denotes part of the meeting.

Meeting commenced 1930hrs

PC036-24/25 Apologies for absence

It was RESOLVED to accept the apologies from Cllr D Cotton, Cllr K McGovern and Cllr W Bayley.

PC037-24/25 Declaration of Interests

No declarations of interest were made.

PC038-24/25 CHAIR'S ANNOUCEMENTS

No announcements were made.

PC039-24/25 PUBLIC SESSION

It was agreed to note DC/24/1585 – Erection of a single storey extension to school building and replacement of pre-fabricated nursery building. St Andrews Church Of England Primary School Nuthurst Street Nuthurst West Sussex RH13 6LH and DC/24/1688 – Surgery to 1x Magnolia. Stone Cottage Winterpit Lane Mannings Heath West Sussex to be considered at the next council meeting to meet deadlines. Tree warden was advised of application DC/24/1688.

PC040-24/25 MINUTES

It was RESOLVED to approve the minutes of the last meeting on 2nd October 2024 the Chairman signed the minutes.

PC041-24/25 PLANNING MATTERS

i) DC/24/1564- Mannings Heath Golf Club Hammerpond Road Mannings Heath West Sussex RH13 6PG. Creation of an access track (Retrospective).

It was RESOLVED to STRONGLY OBJECT to this application using wording from the last representation made at the first application.

The Parish Council strongly objects to this retrospective application for a roadway to achieve access to the vineyard and a barn owned by Mannings Heath Golf Club for the following three reasons:

1. The road within the vineyard has been created **across land of special and protected significance**. It is within the High Weald Area of Outstanding Natural Beauty and very near St Leonards Forest which is a Site of Special Scientific Interest, as well as part of the nature corridor initiative, Weald to Waves, which is supported by HDC. No tree survey or ecological

report has ever been provided. This road was a cavalier act that has urbanised the area and should not be supported.

2. This road within the vineyard has been connected to a public highway (Hammerpond Road) **by utilising a stretch of the public bridleway 2822 for vehicular use**, without permission from WSCC's Public Rights of Way Officer. This bridleway is used by walkers, horse-riders and cyclists and there has been no consideration given to their safety when faced with commercial lorries taking away grapes, delivering fertilisers etc.
3. Mannings Heath Golf Club has, in effect, created a **new vehicular access onto a public highway** without even applying for or gaining permission from WSCC Highways. Please refer to **EN/24/0015 Alleged: Use of unauthorised track subject of refused application DC/22/1027** and PROW 2822 by vehicular traffic in connection with vineyard tours.

It should be noted that Mannings Heath Golf Club already has a perfectly good access to its vineyard via its own track across the Kingfisher Golf Course. Using a stretch of the public bridleway for its vehicles and creating a new vehicular access onto Hammerpond Road are therefore completely unnecessary.

The Parish Council includes a series of labelled photographs that fully illustrate the above points. For all these reasons, the Parish Council trusts that HDC will refuse this very tardy retrospective application.

[Google map October 2016](#) showing narrow fenced entrance off Hammerpond Road to the public footpath and bridleway.

[Google map August 2021](#) showing that the fence has been removed and the entrance to the public footpath and bridleway considerably widened to form a new vehicular access

Photo of [new vehicular access](#) taken July 2022

Photo taken July 2022 showing [entrance to the vineyard](#) off the public footpath and bridleway and vehicles parked on the public footpath and bridleway.

Noted that road safety and the inclusion of bollards at the Hammerpot access to be raised at next Roads, Footpaths and Opens Spaces Committee meeting.

ii) **DC/24/1542 - Tudor Cottage** Nuthurst Road Maplehurst West Sussex RH13 6RD
Removal of the existing oil-fired boiler and oil tank and replacing with an Air Source Heat Pump (ASHP) supported by an array of Solar Panels and a Battery Storage arrangement. (Listed Building Consent).

It was RESOLVED no objection to this application.

iii) **DC/24/1635 - Great Steeds Farm House** Copsale Road Maplehurst West Sussex RH13 6QY
Application to confirm the use of the Woodstore building as a self-contained residential dwelling (Class C3) on a date four years previous (Lawful Development Certificate - Existing).

It was RESOLVED no objection to this application.

iv) **DC/24/1651 - Pimperne** Broadwater Lane Copsale West Sussex RH13 6QW
Conversion of loft into habitable accommodation with the addition of 3 Dormers.

It was RESOLVED no objection to this application.

PC042-24/25 LIST OF COMPLIANCE CASES BY HDC – none.

PC043-24/25 Date of the next meeting – 4th December 2024

Meeting closed 2006hrs

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