

## RUDGWICK PARISH COUNCIL

Minutes of the Planning Meeting held on Monday 22<sup>nd</sup> July 2019 at 6.30 pm Rudgwick Hall, Bucks Green, RH12 3JJ

**Present:** Councillors D Buckley (Chairman), P Thompson (Vice-Chairman), M Ellis, A Gormley, A Haynes, S Kornicky, I Maclachlan, W Manson and R Wild.

**Also in attendance:** Parish Clerk Jonna Foote and 19 members of the public, including four members representing Wellbeck Land/Strutt Parker.

P001-19/20 **Apologies for Absence**

Apologies for Absence and reasons were received from Cllrs Brown and Landeryou and unanimously approved and **noted**.

P002-19/20 **Declarations of Interest**

Declarations of interest were received from Cllr Gormley as affected party (DC/19/1362) and Cllr Manson as employee (DC/19/0106)

P003-19/20 **Minutes of Planning Meeting of 13<sup>th</sup> March 2019**

It was agreed unanimously to resolve to approve the Minutes of the Planning Meeting held 13<sup>th</sup> March 2019 as a correct record and these were signed by the Chairman

P004-19/20 **Public participation – session one**

Naldretts Lane residents commented on the confusing state of Sussex Topiary site/application: many breaches of the 16 conditions originally set; HDC enforcement team not willing to undertake action; the new, retrospective planning application differing with the plots being staked out; placement of the gas tank. Statement regarding replacement hedges not being put into place if planning is not permitted by a certain date. A substantial amount of damage to the environment already having taken place. The building already built on the site is bigger than planned for and a mobile home has been moved on the site.

A Rudgwick resident commented on the unlawful occupation of a caravan (near A281) and the lack of resolve from HDC enforcement team.

A resident from Ellen Green quoted two further examples of HDC enforcement team's failure to act.

P005-19/20 **Planning**

The following was noted:

The chairman referred to a letter written (22.7.2019) to Horsham District Council's Chief Executive, expressing the council's concern regarding the lack of action taken when planning applications are not adhered to/ enforcement not taking place.

**Discussed at Planning Meeting on Monday 22<sup>nd</sup> July 2019**

<b>Application No</b>	<b>Applicant</b>	<b>Reason for Application</b>	<b>Recommendation</b>
<a href="#"><u>DC/19/1362</u></a> 08/07/2019	Sussex Topiary, Naldretts Lane, Rudgwick	Retrospective change of use of land for the stationing of caravans for residential purposes for four gypsy pitches, along with the formation of hardstanding and four utility/ day rooms ancillary to that use; further to allowed appeal ref: APP/Z3825/A/14/2220591	<b>Strong Objection</b> (please see below)
<a href="#"><u>DISC/19/0197</u></a> 02.07.2019	Land at Rudgwick Metals, Church Street, Rudgwick	Approval of details reserved by conditions 19 and 20 to approved application <a href="#"><u>DC/16/2917</u></a>	<b>No Objection</b>
<a href="#"><u>DC/18/2747</u></a> 09.07.2019 (amended)	Pathfield Close, Rudgwick, Horsham	Demolition of No.6 vacant bungalow dwellings and the erection of No.6 two storey dwellings with associated parking and landscaping	<b>Objection</b> With the Barleycroft development two storey affordable housing is available in Rudgwick. Single storey dwelling demand – meeting the need of the mature Rudgwick population - is not been addressed and this development therefore objected to. Rudgwick Design Statement is still not adhered to, 'in particular cladding and concrete roof tiles'
<a href="#"><u>DC/19/0793</u></a> 09.07.2019 (amended)	Co-Op Supermarket, 2-7 Martlett Corner, Church Street, Rudgwick	Installation of a cycle rack to right-hand side of the shop front. Board over 4.no windows to rear elevation and existing shop front door and frames to be painted grey	<b>No Objection – Council would like it to be noted that the existing shop front door and frames are already painted grey, before the outcome of the planning application.</b>
<a href="#"><u>DC/19/1132</u></a> 10.07.2019	The Fold, Church Street, Rudgwick	Erection of a two storey side extension and a single storey rear extension	<b>No Objection</b>
<a href="#"><u>DC/19/1252</u></a> 11.07.2019	Hall House, The Haven, Billingshurst	Installation of two conservation roof lights (Householder Application)	<b>No Objection – decision to be left with the listed building consent officer</b>
<a href="#"><u>DC/19/1254</u></a> 11.07.2019	Hall House, The Haven, Billingshurst	Installation of two conservation roof lights (Listed Building Consent)	<b>No Objection – decision to be left with the listed building consent officer</b>

<a href="#">DC/19/1375</a> 10.07.2019	<b>Land at Tanglewood, Honeywood Lane, Okewood Hill, Dorking</b>	<b>Erection of a detached two storey 3-bedroom dwelling</b>	<b>Objection – Development in the countryside, against policy 26 of the Horsham District Planning Framework (Feb 2015).</b>
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### **DC/19/1362 – Sussex Topiary, Naldretts Lane, Strong Objection**

- The council recognises that the National Planning Policy Framework (NPPF) Feb 2019 has a presumption in favour of sustainable development; however, in this case the development would cause substantial harm, which would outweigh the benefits by quite some margin.
- The proposed development is also inconsistent with the NPPF 2019, Section 15 Conserving and enhancing the natural environment, paragraph 170
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.
- The proposed development conflicts with the Horsham District Planning Framework (HDPF) (2015) per paragraph 4.6, pertinent to Policies 3 and 4: Proposals need to ensure development takes place in a manner that ensures that the settlement pattern and the rural landscape character of the District is retained and enhanced. The proposed development falls on land outside the development boundary and is in the countryside “where development will be more strictly controlled”).
- The proposed development is in contradiction to HDPF 2015 Policy 26.
- The application to be judged on the original condition of the site and not its current (illegal) status. Many of the 16 separate conditions as set in the 2015 Appeal Decision Notice (Appeal: APP/Z3825/A/14/2220591) have been broken and as such the site has been altered considerably (brick-built structure much larger; irrevocable damage to the landscape (removal of trees and hedges); the installation of a sewage system that does not seem to adhere to Health and Safety legislation. As the Appeal APP/Z3825/A/14/2220591 is no longer valid there can be no reason for this development in the countryside and the Sussex Topiary is subject of enforcement by Horsham District Council (HDC) which remain extant. The current position is that given the existing permission has expired the permitted number is zero. What is being proposed is a change of use of land and a total of 12 gypsy pitches together with the formation of additional hard standing and utility/day rooms ancillary to that use.

- The development conflicts with HDPF (2015) Policy 5, point 5: “The level of expansion is appropriate to the scale and function of the settlement type.” The current retrospective planning application needs to be considered in conjunction with planning application DC/19/0897 (Full application for a proposed eight pitch settled gypsy accommodation site; in addition to permission for use of land for the stationing of caravans for residential purposes for four gypsy pitches, along with the formation of hard standing and four utility/ day rooms ancillary to that use granted under appeal ref: APP/Z3825/A/14/2220591).
- The application does not meet the housing needs of the area – when the original application (DC/13/217) was submitted, the resulting appeal decision reported a need for this type of accommodation. From the electoral register it is apparent that no one is living on the site and the council therefore questions the need for this retrospective application as well as the one referred to earlier for an additional eight pitch settled gypsy accommodation site.
- The council’s reason for objections are the same as those of Itchingfield Parish Council of 16.6.2017 to planning application -DC/17/1184 – (variation of conditions 3, 11 and 13 relating to Appeal Ref Nr APP/Z3825/A/11/2150329 (use of land for the stationing of caravans for residential purposes for 11 no gypsy pitches together with the formation of additional hard standing and utility/day rooms and ancillary to that use) and planning application DC/17/1185 (change of use of land as an extension to permission granted in appeal APP/Z3825/A/11/2150329.)  
This case was successfully opposed (and development not permitted) by Horsham District Council and in Rudgwick Parish Council’s opinion has set a precedent.

- i) Current Planning Applications were resolved unanimously and **noted** for comment to Horsham District Council.  
It was **noted** that: For application DC/19/1362, Cllr Gormley left the meeting and did not partake in the discussion/voting process.  
For application DC/19/0793, Cllr Manson left the meeting and did not partake in the discussion/voting process.
- ii) Comments made on Delegated Planning Applications under delegated powers as recorded in Clerk’s Report were **noted**.
- iii) It was **noted** that no appeal notices and decisions were reported.
- iv) Enforcement as recorded in the Clerk’s Report was **noted**.  
Cllr Thompson provided information on the unsuccessful attempts to dampen the noise and there is a four-week extension in place to solve the problem.

P006-19/20 **Public participation - session two**

Wellbeck Land, Thrive Architects and Strutt Parker representatives gave a presentation on the vision document for the land near the junction of Lynwick Street and Guildford Road, Rudgwick. Councillors and members of the public asked questions.

