

LOWER BEEDING PARISH COUNCIL PLANNING COMMITTEE

Members of Lower Beeding Parish Council attended a meeting of the Planning Committee on Tuesday 10th May. The meeting was held in the Church Rooms at Holy Trinity Church, Lower Beeding.

Present: Cllr Bamford (Vice-Chairman), Cllr Allen (Chairman), Cllr Mercer.

Also present: Six members of the public.

MINUTES

The Vice-Chairman started the meeting at 19:30 hrs

051/22 Apologies for absence. Cllrs Lillywhite, Brookes, Dawson, Peckham, Fitzgerald, The Clerk.

052/22 Declaration of interests from members in respect to any items on the agenda.

There were no declarations.

053/22 Planning Applications:

Stonehouse Farm update— Cllr Mercer

- The LBPC will write to Madeleine Hartley (Planning Compliance Team Leader) to support low level use of ponds for fishing.
- These conditions should be strictly agreed on any parking to be limited to the hardstanding by the commercial vehicle unit only.
- Implementation of screening hedge between ponds and neighbouring properties.
- Implementation of screening around commercial vehicle apron in accordance with the conditions previously imposed by a prior application.
- Clarity over the permitted extent of commercial vehicle parking at Stonehouse East

Contributions to the debate from Mr and Mrs Wynn and Mr and Mrs Pidcock

DC/22/0792 Spinningwood Farm Burnthouse Lane Lower Beeding Horsham West Sussex RH13 6NN

Non-Material Amendment to previously approved application DC/21/1050 (Erection of light

industrial building (Class E) and replacement of existing steel panel roof on existing light industrial unit with clay tiles to allow for the lowering of the ground floor slab to height of the adjoining service area, resultant increased in roof pitch with same overall ridge height, change in materials with alternative rustic slate roof and weatherboarding (to match adjoining barn) and minor changes to fenestration.

The PC is neutral on this application with No Comment.

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DC/22/0708 Land Parcel at 521897 127416 Sandygate Lane Lower Beeding West Sussex

Application for the erection of 23 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development.

The PC Unanimous objected to this application.

In principle the LBPC is supportive of the development proposals coming forward for this parcel of land as it has been allocated during the Neighbourhood Plan process. While not yet through referendum, the LBNP has been through regulation consultations, the examination process and adopted by the parish council, so it carries significant weight when considering proposals. Unfortunately, the application in its current form is not compliant with the policies in the plan and therefore the council objects. The basis for our objection is:

Water Neutrality:

Due to the current water neutrality position provided by Natural England in September 2021 this application is incomplete as it does not mitigate the water consumption of the twenty-three dwellings being proposed.

Policy Conflicts:

1. The design positively responds to and enhances the prevailing character of surrounding residential property. The proposal appears to be an add on to the village rather than becoming an inclusive part of it. The design and layout of proposed dwellings immediately back onto two sides of the existing property of The Gate House and will not become part of or connect to the neighbouring properties of Church Farm Courtyard.

No communal green space is provided between the proposed development and existing village properties. The resulting impact is negative rather than positive or enhancing.

2. Proposals ensure that the scale, massing, appearance is of a high standard of design and layout and are visually attractive. The largest dwellings in the proposal are mostly set closest to the existing houses, which are limited to 1.5 stories. This design and layout lacks consideration and is not of a high standard.

3. Proposals respect the wider views of the Grade II listed Holy Trinity Church. Little evidence is given that the proposed developments proximity to the church has been considered. Green spaces near to the church and pedestrian access are not provided.

4. Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access This link is not confirmed in the proposal.

Housing Numbers:

The LBNP provides for a range of 18-22 dwellings on this site. Additional dwellings lead to harm in the following ways:

1. Back Garden development. Lots 1, 2, and 3 are currently proposed in the back garden of lots 4-8 as well as existing village property of The Gate House.

2. Lack of appropriately allocated green space. The placement of Lot 12 is an additional dwelling in this proposal that did not exist during any of the Neighbourhood Plan exhibitions, and replaces an open space that buffered the new proposal to existing village properties.

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Traffic Movements

The information suggested by the Transport Statement, page 14, paragraphs 5.2 and 5.3 is wholly inconsistent with the daily driving requirements of residents in a smaller village in a rural setting. Lower Beeding has limited local facilities, no train, and a single bus per day. The traffic impact of the 23 proposed dwellings will be greater than described.

Contribution to the debate from Mr and Mrs Ditchburn

DC/21/2438 Unit 3C, Church Lane Estate, Church Lane, Plummers Plain, Horsham.

Retrospective application for the installation of an extraction fan/ducting fitted to side elevation.

HDC have still not made a decision on this application and following a contact with the Planning Officer, the Clerk was informed that decision will be made by the end of May or early June. The Clerk requested the PO to fast track this application on humanitarian grounds as both Mr and Mrs Barton are constantly stressed by the noise and odours emanating from this unit.

054/22 Vice-Chairman's (V-C) announcements

The V-C thanked everyone for their views on the issues discussed.

Date of the next meetings:

055/22 Parish Council Meeting – Tuesday 24th May 2022 at 7:30 pm to be held in the Church Rooms, Holy Trinity Church, Lower Beeding.

The meeting closed at 20:30 hrs

Lower Beeding Parish Council

Email: clerk@lowerbeeding.com