

# LOWER BEEDING PARISH COUNCIL PLANNING COMMITTEE

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Members of Lower Beeding Parish Council attended a meeting of the Planning Committee on Tuesday 13<sup>th</sup> March 2024. The meeting was held in the Church Rooms at Holy Trinity Church, Lower Beeding.

Present: Cllrs Bamford (Chair), Allen, Mercer, Smith, Cannom.

Also present: The Clerk and one member of the public.

## MINUTES

The Chair started the meeting at 19:30 hrs

**041/24 Apologies for absence, Cllrs Scrase-Dickins, Fitzpatrick, Lillywhite, Keen.**

**042/24 Declaration of interests from members in respect to any items on the agenda.**

There were no declarations.

**043/24 Planning Applications:**

**DC/24/0273 Redgates, Burnthouse Lane, Lower Beeding, West Sussex.**

Change of use of land to allow the siting of a single gypsy pitch (Retrospective).

LBPC objected to the previous change of use application DC/21/1233 on this site on the basis that the proposed development was not part of the emerging neighbourhood plan and was outside the parish BUAB. This application was subsequently refused by HDC on the grounds that the proposed development was in an unsustainable location, remote from local services and facilities and with restricted access to safe and sustainable pedestrian travel options; and because the application hadn't demonstrated water neutrality for the development. However, HDC also noted that they were currently unable to demonstrate an up to date 5-year supply of deliverable traveller sites.

The applicant appealed the refusal. The appeal was dismissed, although the inspector concluded that although the site is not readily accessible by non-car modes of transport, it is within a reasonable distance of a range of local services and facilities. The inspector also gave weight to the need for local traveller sites, and HDC's lack of future provision of such sites. In conclusion however the inspector supported HDC's refusal of the application on water neutrality grounds.

Turning to the current application DC/24/0273, LBPC maintains its objection to the current application for the same reasons as DC/21/1233 ie the proposed development is not part of the emerging neighbourhood plan and is outside the parish BUAB. It is noted that the current application addresses the water neutrality point omitted from the previous application. If HDC are therefore minded to approve the current application on the basis that there is a shortfall of deliverable traveller sites in the district, it is essential that the site is conditioned to restrict the change of use to a single pitch traveller site only, and any future residential development on the site should be expressly disallowed. (It can clearly be seen that if this application is permitted only on the basis of a shortfall of deliverable traveller sites in the district, then allowing any future residential development that would result in the loss of this traveller site would direct contradict the policy objective of the approval).

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**DC/24/0278 & 0279 Leonardslee Gardens, Brighton Road, Lower Beeding, West Sussex RH13 6PP.**  
Removal of existing roof covering and rooflights and proposed new roof covering and rooflights (Full Application and Listed Building Consent).

As this application came to the PC only two working days prior to the meeting it was agreed that the application would be reviewed at the next PC meeting.

**044/24 Chair's announcements**

There were no further comments from the Chair.

**Date of the next meetings:**

**045/24 Planning Meeting –To be held on Tuesday 9th April 2024 at 7:30 pm in the Church Rooms Holy Trinity Church, Lower Beeding.**

**046/24 Parish Council Meeting – To be held on Tuesday 26th March 2024 at 7:30 pm in the Church Rooms Holy Trinity Church, Lower Beeding.**

Lower Beeding Parish Council,

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