

LOWER BEEDING PARISH COUNCIL
Planning Committee

Minutes of the planning committee meeting held on Monday 19th August 2019
At 7:30pm in the Church Room, Plummers Plain.

Present: Cllr Allen (Chairman) EA, Cllr Peckham GP, Cllr Hough KH, Cllr Lloyd ML, Cllr Mercer JM, Cllr Ward JW, Cllr Dawson MD.

Also present: Peter Knox (Clerk) PK, Four members of the public.

161`/19 Apologies for absence.

Apologies received from Cllr Hinton, Cllr Lillywhite.

162 /19 Declaration of interests from members in respect to any items on the agenda.

Cllr Mercer declared his interest in planning application DC/19/1550 and will not vote nor make any comments on the application.

163 /19 Planning Applications:

DC/19/ 1122

Amendments to dairy livestock building approval of full application DC/15/1831 to include an additional 384 sq. m of gross floor area and additional concrete yard area, creation of tracks as well as increasing the height of the building.

We are very supportive of local businesses, particularly those that help to maintain the environment and nature of the Parish, which is predominantly agricultural. We would therefore like to work with Officers and the applicant to achieve a compromise position that can maintain the environment and the agricultural purpose of the site.

The primary concerns with the application are:

1. The large area of hard standing which is cited as necessary for the temporary storage of materials during the construction of the agricultural building. This will become a permanent loss of land and appears to be a means of storing and processing large volumes of construction waste rather than supporting the construction or ongoing function of the building. A very large number of heavy goods vehicle movements will be required to complete the construction of this hardstanding. Furthermore, it would appear to permanently remove grazing or productive land for the livestock to be managed through this building. At most a much smaller area of hard standing should be permitted, and permanent removal of the rubble planned or already delivered to site without approval must be considered
2. The height of the building is already significant but the further increase in size and volume shown in the drawings will be well above the tree line, making the building intrusive and visible to the neighbouring residential properties, this is a dramatic change to their view and it is unclear that the height is necessary for the agricultural activity proposed for the building

3. Whilst the Parish Council is not an expert in the financial and technical aspects of the agricultural activity proposed in the application, we considered it to be a much larger building with a number of cattle beyond that which could be reasonably supported by the associated and neighbouring land. Consequently, this appears to be a factory-style unit with an industrial purpose. Also, the mezzanine included for equipment seems too large for its purpose and contradicts the justification for the increased height of the building, which is to provide more ventilation for animals. The officer should review the scale and design accordingly. We do not think the justification for this building in planning or economic terms is clear and would ask the officer to consider the use of an agricultural consultant as has been done for prior applications

4. The application includes drawings for a building previously submitted as application DC/14/2286. This application was superseded by DC/15/1831, which in turn has been superseded by the current application DC/19/1122. The building in question was not built yet is shown in the current application. This building should not be permitted again so the drawings for the current application must be amended

5. The current application is a replacement for DC/15/1831. This previous application included a S106 agreement relating to the cessation of dairy operations at Jacksons Farm on completion of the new building. The same S106 agreement must be made for the current application DC/19/1122

6. The Parish Council also recommend that a further S106 agreement be made between the applicant and Horsham District Council to ensure that the building proposed under DC/19/1122 is only used for dairy operations and may not be used for any other purpose in future

In conclusion, the scale and purpose of this building and the change to the immediate surroundings with very large volumes of construction waste being transported to and processed on site require considered review.

Lower Beeding Parish Council unanimously agreed to object to the application

DC/19/1650

Removal of Condition 3 on previously permitted Application Reference Number: DC/07/2250 (Provision of sustainable drainage system for management of waters emanating from and in connection with a previously approved dairy unit (under application DC/06/1106), comprising 5 reedbeds, 3 attenuation ponds and importation of material for associated raising of land levels (Field located to the northeast of the existing farm buildings). Relating to the proposed works shall not be implemented other than in association with the construction of the proposed dairy processing unit the subject of planning permission DC/06/1106 and not in isolation or in connection with any other purpose.

Stonehouse Farm Handcross Road Plummers Plain Horsham West Sussex RH13 6NZ

We are very supportive of local businesses, particularly those that help to maintain the environment and nature of the Parish, which is predominantly agricultural. We would therefore like to work with Officers and the applicant to achieve a compromise position that can maintain the environment and the agricultural purpose of the site. The comments made below are in addition to the comments made on DC/19/1122.

Lower Beeding Parish Council unanimously agreed to object to the application

1. Privacy of local residents may be violated by the additional activity.
2. The site should be screened to maintain resident's privacy.
3. There should be a waste disposal and sustainability plan agreed by HDC prior to any approval. We believe that the ponds form part of a sustainable drainage system for the dairy processing building; if the

ponds are to be repurposed as a commercial fishing enterprise, then the dairy processing building will need some alternative sustainable drainage system

4. Removal of the car park in close proximity to local residences.

Lower Beeding Parish Council unanimously agreed to object to the application.

DC/19/1597

Repair and extension of a culvert and associated works to dam.

Carters Lodge Carterslodge Lane Handcross Haywards Heath West Sussex RH17 6AA

There was no objection to this application

DC/19/1605

Erection of a four-bay garage.

Friars Field Brighton Road Monks Gate Horsham West Sussex RH13 6JD

There was no objection to this application

DC/19/1669

Remove 1 x Hedge (Works to Trees in a Conservation Area)

Cranbrook Mill Lane Lower Beeding Horsham

The PC commented that there is no details on what is planned for the replacement hedge and fence. Therefore, there was an objection to this application until the above can be clarified.

DC/19/1550

Erection of first floor extension and erection of a detached timber clad single storey garage block.

High Plovers Hammerpond Road Plummers Plain West Sussex

There is no objection to this application. However, there were several comments on the change of style of the building from similar houses in the neighbourhood.

164/19 Public Session

Cllr Peckham requested that the PC pay for a light to be positioned outside the Village Rooms entrance.

The PC approved this purchase.

165/19 Chairman's announcements

There were no further comments from the Chairman.

166/19 Planning Meeting – Tuesday 10th September 2019 in the Church Room, Plummers Plain at 7:30pm.

(Please note these planning meetings will only take place if there are planning applications to discuss)

167/19 Next Parish Council Meeting – Tuesday 24th September 2019 in the Church Room, Plummers Plain at 7:30pm

There being no further business the meeting closed at 9:45 pm

Lower Beeding Parish Council,

Email: clerk@lowerbeeding.com

Date

Approved

Lower Beeding Parish Council, Bede Cottage, Church Lane, Plummers Plain West Sussex, RH13 6LU

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