

# LOWER BEEDING PARISH COUNCIL

Minutes of the planning meeting held on Tuesday 26 May 2026  
The Meeting was held at Holy Trinity Church Rooms, Lower Beeding

Present: Cllrs Bamford (Chair), Allen, Dunckley, Keen, Mercer, Claridge and four members of the public.

The Chair started the meeting at 7:00 pm.

**073/26 Apologies for absence: Cllr Smith.**

**074/26 Declaration of Interests:** For transparency Cllrs Keen and Mercer declared historic property transactions with the owner of Stonehouse Farm but with no conflict of interest. Cllr Bamford declared an interest in DC/26/0640 as a neighbour to the site, and will recuse herself from the discussion on this agenda point.

## **075/26 Planning Applications**

**DC/26/0640 Cedar Cottage, Sandygate Lane, Lower Beeding, West Sussex RH13 6LR.**

Demolition of existing dwelling and erection of 24nos. dwellings including the creation of a new access from Sandygate Lane with associated works.

Three public representations were made:

- Jane Lewis, Sandygate: the Horsham District Council portal has been difficult to use but have eventually managed to lodge an objection. Currently has an entrance shared with the application site; has concerns about traffic conflict over the shared entrance. The site is not in neighbourhood plan.
- Clare James, Trinity Fields: objects.
- Steve Wells, Trinity Fields: objects – the Neighbourhood Plan should have primacy.

In debate, the parish council considered the proximity of the application site to the built-up area boundary, the loss of green space, the impact on the local environment and the direct impact on neighbours. In addition, Lower Beeding has a made Neighbourhood Plan, which does not include the application site. Paragraph 14 of the NPPF states that 'allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits'. The Lower Beeding Neighbourhood Plan was made within the past five years and contains allocations to meet our identified housing requirement.

The parish council voted to object to the application on the basis that the proposal does not appear in the made Neighbourhood Plan and so should be rejected on the basis of Paragraph 14 of the NPPF.

Cllr Bamford did not participate in the debate or the vote.

Cllr Dunckley proposed, Cllr Claridge seconded.

Cllr Allen volunteered to contact our district councillor Dennis Livingstone to ensure that he was aware of this application.

**DC/26/0687 Spinningwood Farm, Burnthouse Lane, Lower Beeding, West Sussex RH13 6NN.**

Variation of condition 1 of previously approved application reference DC/22/1198 (Variation of condition 1 of 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

amendments to plans and repositioning of the building at a lower ground level.) regarding changes to west elevation and car parking arrangements.

The parish council agreed to remain neutral on this application with no comments made.

**DC/25/0403 Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex RH13 6NZ.**

Full Planning Application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping. Amendment to allow for limited 24 hour operations at Lot 8.

The parish council voted to support the out-of-hours access proposals on the basis that the conditions being proposed to control this access provide more protection to neighbours and local residents than the current (unrestricted) consent for lot 8.

In addition, local residents including those closest to lot 8 support the application, and there have been no local objections brought to the parish council.

Cllr Keen proposed, Cllr Bamford seconded.

**076/26 Chair's announcements.**

The Chair had no further announcements.

**Date of the next meetings:**

**077/26 Parish Council Meeting – Tuesday 9<sup>th</sup> June 2026 at 7:00 pm to be held in the Church Rooms Holy Trinity Church, Lower Beeding.**

**078/26 Planning Meeting –Tuesday 30<sup>th</sup> June 2026 at 7:00 pm to be held in the Church Rooms Holy Trinity Church, Lower Beeding.**

*Please note that Planning Meetings will only take place if there are any applications to review.*

**The meeting concluded at 7:50 pm.**

**James Mercer**

**Lower Beeding Parish Council**

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