

LOWER BEEDING PARISH COUNCIL

Minutes of the meeting held on Tuesday 9th June 2026.

The Meeting was held at Holy Trinity Church Rooms, Lower Beeding.

Present: Cllrs Bamford (Chair), Dunckley, Mercer, Keen, Claridge.

Also Present: The Clerk, Cllr Livingstone and twenty-eight members of the public.

The Chair began the meeting at 7:00 pm

079/26 Apologies for absence: Cllrs Smith & Allen.

080/26 Approval of minutes for:

- May 2026 AGM and Parish Council Meeting.
The minutes were approved by: Cllr Bamford Seconded by: Cllr Dunckley.
- May 2026 Planning Meeting
The minutes were approved by: Cllr Keen Seconded by: Cllr Bamford.

081/26 Meetings attended by Councillors.

Cllr Keen attended the Lower Beeding Association AGM held on 29th April.

Cllr Claridge attended the inaugural AGM of Horsham Town Council.

082/26 Declaration of Interests.

There were no declarations.

083/26 Report from District Councillor.

Cllr Livingstone reported the following:

Local Plan - The recent hearings with the Planning Inspector are over and he has written to HDC to confirm his interim conclusions. The Local Plan will run up to the year 2040. The new Housing need will be close to 20,000 dwellings over the plan period. There will be a stepped housing trajectory. Obviously, we cannot deliver at the maximum rate of around 1300pa from day one. HDC will also need to allocate additional strategic sites, plus more small sites. Currently Lower Beeding will not have any strategic sites allocated, however there may well be a need for smaller sites.

Local Government Reorganisation (LGR) – As of yet the Government has not made a decision for West Sussex and instead have confirmed they will be running a second consultation on plans covering the whole of Sussex. The consultation is now open until midnight 15th June. More information is available on the HDC website.

Planning and Compliance issues – HDC Planning are seeing a number of sites where unapproved work is being undertaken. Many of the applications coming to the planning committee retrospective permissions.

Governance Review – There is currently a Community Governance Review under way, whereby Councillors and Residents can complete an online survey. It is a legal requirement that this task is regularly undertaken, and the target is to get it completed before the LGR takes place. The survey closes on the 22nd June 2026.

084/26 Report from County Councillor.

Cllr Raby reported the following:

Re-election – He thanked everyone who had supported him in the recent County Council elections and was looking forward to working with the PC in the future.

Local Government Reorganisation (LGR) – He re-iterated Cllr Livingstone comments on the LGR and the County Council have been working tirelessly trying to offer a suitable option to the Government.

Children and Young People's Services Scrutiny Committee – Cllr Raby is now involved in this committee.

085/26 Planning Applications

DC/26/0782 The Warren, Handcross Road, Plummers Plain, West Sussex RH17 6DX.

Permission in Principle for a minimum and maximum of 7no. dwellings (including 4 flats above replacement garages, 3 dwellings on land off Handford Way, and 2 dwellings to replace an existing summerhouse and garages), and Estate Office extension to create up to 600 sq m of Class E floorspace.

Two members of the public were designated to pass on the comments of the local residents.

Mr Martin Markcrow (neighbour) represented thirty residents, from every dwelling surrounding The Warren, and five of eight freeholds within The Warren. These sixteen properties strongly objected to the application on several issues.

- The premise of the application is to “reverse the division and decline” of the Estate. However, the constant subdivision and sale of land over decades shows that the integrity of the Estate is not a priority.
- The enabling development is unjustified as a majority of the works cannot be implemented due to financial restraints. The alleged funding of supposed ‘public benefits’ is largely untrue. Over £500,000 relates to enhancements to the setting of the Applicants’ home. The viability case for the application is flawed and should be refused.
- The site lies within an Area of Outstanding Natural Beauty (AONB) and is not designated as potential housing development land. The loss of habitat for local wildlife including rare Goshawks will be disastrous.
- The very large commercial building is a wholly inappropriate use and scale for the site. The associated road infrastructure, visitor and staff car parks will destroy the woodland character, with no clarity on vehicle access.
- There was a consent granted in 1956 which limited Handford Way to five dwellings. There has never been permission or support for three additional dwellings, despite the Applicants’ assertions.

Dr. Ana Keefe a resident of The Warren who was representing the views of five of the eight freeholders and stressed that they are co-owners at The Warren and not simply neighbours. She emphasised that they are not assets owned solely by the applicant. The co-owners, would like to make their position clear that they categorically have not and do not consent to the demolition, relocation, redevelopment or alteration of any of our individual or shared assets. .

All neighbours and residents are encouraged to post their comments on the HDC Planning Portal.

Mr Simon Ranger (applicant) distributed booklets on the plans for The Warren for the Council to peruse. He stated that he had been working with HDC on the plans for the estate and hoped the PC would review the application favourably.

This application was unanimously opposed by the Parish Council on the following grounds.

1/ It is not included in the approved Lower Beeding Neighbourhood Plan, especially as paragraph 14 of the National Planning Policy Framework states that 'allowing development that conflicts with the NP is likely to specifically and demonstrably outweigh the benefits'. The site was never considered in the NP.

2/ It is also outside the BUAB.

3/ it is not validated as a legitimate Permission in Principle (PIP), and the site plan and application does not qualify.

086/26 Public Adjournment

To include:

- Transport Working Party feedback – Jacqui Dunning informed the PC about the current status of the installation of the solar powered speed signs and Gateway boundary markers. The PC thanked her for her perseverance on this issue.

087/26 Other matters arising which are not covered elsewhere on the agenda.

Updates:

- Community Governance Review (CGR) – The Clerk had forwarded the feedback survey to the PC before the meeting. Cllr Keen collated the PC's response, and the Clerk will submit it to the governance officer.
- Recreation Ground Documents Approval – Cllr Keen reported the current status of the legal transfer of the land adjacent to the current children's playground from HDC to LBPC.
- Environmental Grant (EG) – The Clerk will contact the EG team to ask for an extension to the response for the EG donation.

088/26 Chair's announcements.

- The Chair reported that Councillors had been invited to attend the presentation at the Stonehouse Farm Event with the Dare To Dream Foundation and subsequent BBQ.

089/26 Approval of Internal Audit.

There were two highlighted issues that require attention from the PC.

1/ The Clerk's contract should be reviewed and updated to follow the current NALC model and an employee review should be completed by the Council.

2/ The PC should complete a data audit on a regular basis to comply with GDPR regulations.

The Clerk will deal with both of these issues in the immediate future.

The Internal Audit was approved by: Cllr Claridge and seconded by Cllr Mercer.

089/26 Approval of Annual Governance and Accountability Return (AGAR).

The AGAR was approved by: Cllr Keen and seconded by Cllr Dunckley.

090/26 Accounts May 2026.

Date		Accounts May 2026	AMOUNT £
Balance 30th April 2026			
	Community Account - Balance		£49,710.14
	Business Account - Balance		£20,640.35
	32 Day Notice Account		£42,569.04
18-May	MAS Networks		£104.39
18-May	Bank Charges		£4.25
21-May	Maintenance - Refined Garden Services		£150.00
21-May	Internal Audit		£331.50
21-May	Expenses		£16.79
21-May	Clerk Salary		£1,290.13
21-May	Parish Online - Software fee		£60.00
	Total Costs		£1,957.06
	Business Account		
	Interest		£9.05
	32 Day Notice Account		
	Interest		£60.47
Balances at end of March 2026			
	Community Account - Balance		£47,753.08
	Business Account - Balance		£20,649.40
	32 Day Notice Account		£42,629.51

The accounts were approved by Cllr Mercer and seconded by Cllr Claridge.

091/26 Outstanding payments.

There are no outstanding payments to be made.

Date of the next meetings:

092/26 Parish Council Meeting – Tuesday 14th July 2026 at 7:00 pm to be held in the Church Rooms Holy Trinity Church, Lower Beeding.

093/26 Planning Meeting –Tuesday 30th 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 8:43 pm

Peter Knox

Clerk to Lower Beeding Parish Council

Email: clerk@lowerbeeding.com