

SLAUGHAM PARISH COUNCIL

PARISH COUNCIL PLANNING MINUTES

Thursday 17th October 2019 7.30 pm at the Pavilion High Street Handcross.

Yours Sincerely – Sally Mclean – Clerk to the Council

Email: clerk@slaughampc.co.uk Website: www.slaughampc.co.uk Tel/Fax 01403 733881

1. **Present:** Cllrs David Dunn , Lesley Read, Pete Clark , Bob St George, Mr Ken Boyle, Ms Sally Mclean (Clerk).
2. **Apologies for absence:** Cllr Eric Prescott
3. **Open Forum:** Council to consider adjournment of the meeting for questions or discussion from the members of the public. None
4. **Minutes of the last meeting.** 2nd October 2019 Proposed Mr Boyle, seconded Cllr St George.
5. **Any declarations of interests in respect of items on the agenda:** None
6. **To consider the following applications:**
 - DM/19/3967
13 Horsham Road Pease Pottage Crawley West Sussex RH11 9AW
Desc: Proposed alterations and first floor extension. Revised application to DM/18/4246 for design changes and raised roof height by 367mm.
SPC: No Objection
 - DM/19/3983
The Orchard Brighton Road Pease Pottage Crawley West Sussex RH11 9AB
Desc: Certificate of Existing Lawful Use or Development for a mixed-use comprising: car breakers yard for the dismantling, processing and recycling of motor vehicles including the sale of parts and vehicles; long term off-airport car parking; and, outdoor storage of motor vehicles for organisations and companies not associated with Bridges Recycling Ltd. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.
SPC: Noted
 - DM/19/4053
Location: 38 Covert Mead Handcross Haywards Heath West Sussex RH17 6DP
Desc: Demolition of existing conservatory with rear single storey extension. New open front porch. Front infill extension and reduction in garage size. Two new first floor dormer windows to the front and two Juliette balconies to the rear. Re-roofing of house with alterations to cladding and render of exterior walls
SPC: No Objection
 - DM/19/3844 Sevenstone, Staplefield Road, Slaugham West Sussex RH17 6AG Des: Proposed car parking and construction of a machinery shed.
SPC: The Committee agreed to take a fresh look at DM/19/3844 to consider comments raised by local residents that were not available at the time. The committee supported the addition of a car park to service the public house and wider community. The application was measured against the current knowledge of the Committee alongside the adopted Slaugham Neighbourhood Plan policies and aims:
Policy 6: Community Facilities
5.6. Community facilities include: doctors' surgery; primary schools; private preparatory school; village halls; retail outlets including, Post Office, newsagents, public houses/ restaurants, coffee shops, hair and beauty salons, car repairs; recreation ground, including sport pitches; garden centres, petrol filling station; and churches.
5.8. SPC seek to resist the loss of these facilities, or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Proposals for the enhancement of such facilities, either by alteration, extension or replacement will be supported.
Section 7 Economy and Employment
Policy 11 in the Neighbourhood Plan seeks the Protection of Local Employment Land.
• Slaugham Neighbourhood Plan - Policy 11:
o 7.2. There are a significant number of businesses scattered throughout the Parish which collectively provide important sources of local employment. Local employers include commercial and retail providers in Handcross, small-medium business providers in Slaugham and Warninglid, as well as commercial businesses, warehouses and shops and services in Pease Pottage

The role of the Slaugham Parish Planning Committee:

1. The Local Planning Authority is Mid Sussex District Council (MSDC) who has the final decision on whether planning permissions are granted or refused.
2. The Parish Council is a Statutory Consultee, which means that MSDC must ask for its opinion and take it into account, but not necessarily follow its recommendation. (The District Council can grant permission against the wishes of the Parish Council.)
3. The Parish Council has delegated its decision-making to the Planning Committee, which is authorised to express the Council's view. /
4. The Committee should take account of local planning policies, as detailed in the MSDC Local Plan (2004)
5. Members of the public attending Committee meetings are given the opportunity to speak on matters on the agenda, but should follow the procedures set down in the Council's Standing Orders

o 7.3. The NPPF states planning policies "... should help create the conditions in which business can invest, expand and adapt." Furthermore, it advises "Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development". 9

o 7.4. In order to promote a prosperous rural economy, the NPPF advises planning policies should "... enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship". 10

o 7.5. SPC therefore wish to protect the local business economy and resist the loss of local businesses. It is considered the retention of local employment sources will positively contribute to the viability of the local economy, as well as support local employment opportunities.

o 7.6. Policy 11 provides an opportunity for land owners to demonstrate that the site, or premises concerned, are no longer viable for business purposes. In these circumstances any resulting planning application should demonstrate that the site has been professionally marketed for business use at a realistic market price for at least six months and with no interest being shown.

Having reviewed the application again the Committee are satisfied with their original assessment of the application and the comments made.

However, as there were no valid comments, or objections available at that time of consultation/s and there were no members of the public present at either meeting held to discuss the application, they would like to add to their original statement and request that the following is applied to the application should the District Council be minded to approve the addition of the car park:

- Temporary consent is applied that is tied to the public house/restaurant known as the Heritage for a period of time before being formalised;
- Traffic movements are restricted/seasonal ;
- Adequate gate entry controls with height barrier to be installed;
- Any lighting should be low level with passive infrared sensors (PIR) along with screening ;
- Covenant applied so that any validation of the carpark is attached to the public house only;
- Should the public house close/liquidation, or similar the area used for parking is returned to its former state.
- Any change of use to be restricted to the covenants applied to the public house.

The Committee would like to respond to some of the comments made by local residents.

Pedestrians on the Highway are at risk in that location presently, with patrons and staff along with residents and visitors to the Church parking on the lane, this is a planning matter for highways to consider.

St Mary's Church, Slaugham have not commented on the application to substantiate remarks made with regard to using the potential new car park at the Church. This does pose the same concerns raised due to its location, with pedestrians on the highway and crossing the highway, again that is a matter for Highways and the applicant to resolve.

Parking at the Church is currently limited and forms part of the village green, which is public space, not exclusive to the church. The proposed new parking for the church is not yet in operation. The support for this parking area, by many of the objectors to the current application, cited the critical lack of parking in the village at a time when the Chequers had ceased trading, suggesting there would be an even more critical situation should the Heritage become successful.

DM/19/4059 6 West Park Road Handcross Haywards Heath West Sussex RH17 6DN First floor extension over existing integral garage.

SPC - Objection. The plans submitted appear to show encroachment onto the neighbouring property at first floor level. The additional window could give rise to overlooking the neighbour's garden.

7 Other Planning Matters to include Appeals/Hearing Decisions: None

Great Thorndean Farm Cottage Slough Green Lane Warninglid Haywards Heath

West Sussex RH17 5SL

Proposed erection of a replacement dwelling. DEL Dismissed Written Rep

8. To note recent District Council DECISIONS: cc'd all:

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PERMISSION

DM/19/3151 HILL VIEW HIGH STREET HANDCROSS HAYWARDS HEATH RH17 6BJ
DROP KERB TO THE FRONT OF THE PROPERTY.

9. Other Matters for Discussion: None

10 Matters for future consideration

Date of Next Meeting: Thursday 7th November 2019.

Signed _____

Date _____

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