

SLAUGHAM PARISH COUNCIL PLANNING MINUTES

Thursday 1st September at 6.30pm in the Sports Pavilion, High Street, Handcross

Sally Mclean - Clerk to the Council Email clerk@sloughampc.co.uk Website: <http://www.sloughampc.co.uk>

The Public and Press are welcome to attend –

The Parish Council is an open and transparent local authority and encourages public attendance at meetings. However, the Council is maintaining COVID precautions. You should not attend a meeting in person if: -

- you have coronavirus symptoms: a high temperature, loss or change to sense of smell or taste, a new continuous cough.
- if you have tested positive for COVID-19 or are waiting for a test result.
- if you have been instructed by the NHS to self-isolate.
- you have recently returned from travel abroad and should be either self-isolating or quarantining.

Keeping you all safe: When you attend the meeting, keep yourself and others safe by following the Government's guidance at all times.



Present: Cllr's Eric Prescott (Chair), Lesley Read, Lorette Holborn, Bob St George, Ken Boyle

Others Present: District Cllr Gary Marsh, 26 members of public

- 1. Apologies for absence:** To receive and accept apologies for absence. None
- 2. Declaration of interest from members in respect of any items on the agenda:** To record any declarations of interest:
Cllr Read / Cllr St George DM/22/1935 – Reside in the same street as the Royal Oak
- 3. Approval of the meetings of the last meeting:** 18th August 2022. To receive and accept the minutes APPROVED Cllr Holborn, St George
- 4. Adjournment for questions from the public:** Members to consider adjournment of the meeting in accordance with Council's Standing Orders, to receive questions from members of the public in attendance in respect of items on the agenda

DM/22/2015 – 25 residents were in attendance to object to the application proposed by vote, Cllr Gary Marsh and the Planning Committee did not participate.

Cllr Prescott provided and detailed overview of the role of the Parish Council when determining their response to planning applications. The Committee considered the concerns raised within detailed responses sent to the Council and uploaded to the LPA planning portal. District Cllr Gary Marsh attended the meeting to gauge residents' responses and answer any queries.

The Parish Council would like to refer to the following planning policies within the Mid Sussex District Plan.

The key policy in the determination of this application is **DP33: Gypsies, Travellers and Travelling Showpeople**, including *Evidence Base: Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment*.

The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment does not identify any need for permanent pitches and plots for Gypsies and Travellers and Travelling Showpeople who still travel for the period up to 2031.

With respect to provision in Slaugham, the Parish Council wish to draw attention to Paragraph 3, bullet point 2 which confirms, MSDC will make provision for:

- *the allocation of pitches within the strategic allocation to the east of Pease Pottage; or the provision of an equivalent financial contribution towards the off-site provision of pitches if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale (Policy DP10: Strategic Allocation to the east of Pease Pottage refers);*

Attention is also drawn to Paragraph 5, of Policy 33 which states:

*The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment **does not indicate a need to consider transit provision at this time as there is an operational public transit site in Chichester.***

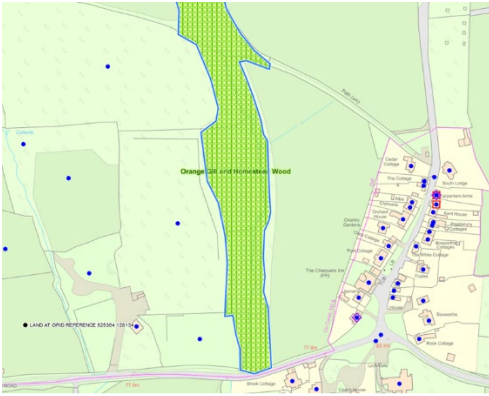
In light of the above policy requirements, it is considered the principle of development is not acceptable.

Furthermore, given the Parish's contribution towards the provision of permanent pitches and plots at Pease Pottage, it is considered the Parish have adequately contributed towards provision in the district and no further provision should be permitted in the parish.

The site is designated as priority habitat. *In addition*, the site is adjacent to a special area of conservation and registered as a SNCI - Site of Nature Conservation Importance SINC's (or Wildlife Sites) are sites of substantive nature conservation value. Their designation is a non-statutory one but they are **vital for enabling the planning system to recognise, protect and enhance special sites**. The SNCI area is adjacent to amenity area parking proposed.

The Role of the Slaugham Parish Planning Committee:

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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 Local Neighbourhood Plan [here](#), and the MSDC Plan <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>
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
6. As well as being able to raise any issues with the Parish Council, we strongly recommend that anyone wishing to support or oppose an application does so directly to MSDC <https://pa.midsussex.gov.uk/online-applications/>

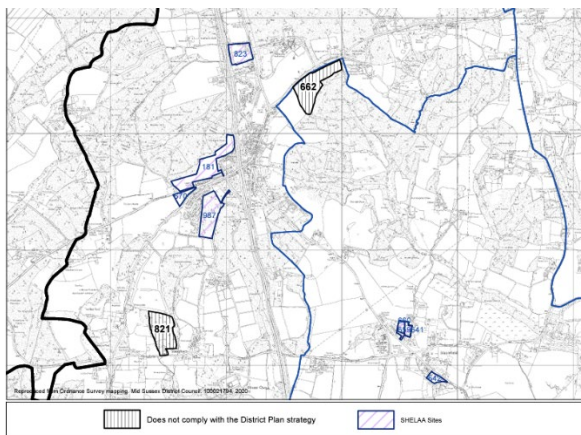


In light of these environmental designations and given the site lies within the High Weald AONB the Parish Council also consider the proposed development conflicts with

DP12: Protection and Enhancement of Countryside
DP16: High Weald Area of Outstanding Natural Beauty
DP38: Biodiversity

As Officers will be aware, the application site has previously been assessed by MSDC as part of the preparation of the Site Allocations Development Plan Document (SHELAA ID: 871). This assessment concluded the site was not compliant with the District Plan strategy and was not proposed for development

<https://www.midsussex.gov.uk/media/4746/site-selection-paper-1.pdf>



The site was also independently assessed by Parish Council planning Consultants during the preparation of the Slaugham Neighbourhood Plan.

The Slaugham Parish Housing Land Availability Assessment (PHLAA) assessed the application site under reference SL15: Land at Slaugham Garden Nursery, Slaugham.

A summary of the suitability of the site, is set out below for ease:

'The site is currently a vacant nursery within the High Weald AONB. Part of the site is designated as Priority Habitat and Ancient and Semi Natural Woodland.

The site is bordered by trees and hedgerows and is relatively visually contained. To the south is Staplefield Road, which affords access and limited views of the site. The site is in a generally rural tranquil location.

Given the relatively isolated nature of the site and distance to local services and facilities, it is not considered suitable for Development'

For the above reasons, the Parish Council wish to object to the principle of the proposed development at Slaugham Nursery (DM/22/2015)

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5. To consider the following applications:**DM/22/2015 – Location: Land North of Staplefield Road, Slaugham, West Sussex**

Proposed change of use of land to a Transit Site for Gypsy/Traveller's comprising the formation of 6 Touring Caravan Pitches for nomadic use only, and the erection of 6 utility buildings, as well as the formation of a children's play area.

- SPC Object see Agenda item 4

DM/22/2568 - Location: Thakeham Homes Ltd Business Visitor Centre Bellevue Farm Road Pease Pottage

Temporary planning permission for the installation of a cabin and associated temporary link path

- SPC No Objection

DM/22/1935 - Location: The Royal Oak Public House Horsham Road Handcross

Associated internal alterations, relocation of kitchen with new canopy and extraction flue outlet to rear elevation

- SPC No Objection

DM/22/2617 Location Keepers Lodge High Beeches Lane Handcross

Erection of Pool House (over existing pool) and link building along with previously approved works to roof (DM/22/1067)

- SPC No Objection

6. To note planning applications received after the agenda was published:**DM/22/2654 - Location: Slaugham Place Slaugham Place Slaugham West Sussex**

Application for a marquee erected for weddings on site between the months of May to September

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

7. To note other planning matters:

7.1. New planning appeals lodged with the Inspectorate: **None**

7.2. Planning appeal decisions: **None**

7.3. Licensing Applications: **None**

7.4. Planning Enforcements Updates: **No update**

7.5. Update on tree applications/works TPO requests:

7.5.1. Members to consider letter to residents adjacent to Handcross Recreation – The Clerk to distribute draft letter.

7.5.2. Members to consider escalation of the Tree Protection Order requests – The Clerk has not had a response to her email sent on the 23rd August requesting further assistance from MSDC in protecting the trees by granting TPO's. She was instructed to escalate this with the Forestry Commission.

7.5.3. Tree Applications

DM/22/2708 Trees in a Conservation Area - Site Address: 1 The Street Warninglid West Sussex

T01 - Ornamental Cherry; prune height below telephone cables,

T02 - Wild Cherry; fell, T03 - Alder; fell, T04 - Cypress; fell.

SPC would refer this the Districts Tree Officer

8. Mid Sussex District Council DECISIONS cc'd in advance:**PERMISSION****DM/22/1652 Location: Southdown Cottage, Staplefield Road, Handcross**

Proposed loft conversion. amended plans received showing relocation of dormer windows within roof slope and insertion of roof light on side roof slope. Decision Date: 18th August 2022

DM/22/1922 Location: 37 The Squires, Pease Pottage

Proposed rear extension to kitchen and garage. Decision Date: 8th August 2022

DM/22/1633 Location: Anvid, Horsham road, Handcross,

Description: Demolish existing conservatory and construct a single storey rear extension, ground floor side extension, alterations to garage roof, external facade alterations to the house and garage. Decision date: 31st August 2022

DM/22/1810 Location: Site Of Cedars, Brighton Road, Pease Pottage

Description: variation of condition 14 relating to DM/20/2332 To remove any reference to pv Solar Panels in the condition

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Decision Date: 30 Aug 2022

DM/22/2495 Location: Cedars, Brighton Road, Pease Pottage, Crawley

Description: Non Material Amendment Application Relating To Planning Application Dm/20/2332 For Revisions To Unit 4 (Rooflights) And Unit 3 (Escape Door. Decision Date: 26 Aug 2022

DM/22/2434 Location: Land East Of Brighton Road, Pease Pottage, West Sussex,

Description: Non-Material Amendment to Application DM/19/4636 For the substitution of approved drawings to accommodate technical design requirements. Decision Date: 25 Aug 2022

9. Matters that the Chairmans wish to raise for future consideration:

10. Date of the next meeting/s Thursday 8th September TBC

Signed _____ **Date:** _____

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