

COLDWALTHAM PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD

on TUESDAY 5th JULY 2016 at 7.30PM

AT STANE STREET COTTAGE, SANDY LANE, WATERSFIELD

Those Present: Cllr G Nelson Chairman
Cllr S Hewer Vice - Chairman
Cllr B Maher
Cllr T Burr
Cllr O Dudman
Cllr K Viccari (see declarations)
Cllr A Lilley (see declarations)

Parishioners Mr A Cox

P 16 / 10.00 **PUBLIC PARTICIPATION** - to receive comments made by members of the public.

Mr Cox attended the meeting regarding application SDNP/16/03004/FUL. He addressed the meeting saying that the existing residents were led to believe that the current number of dwellings was the maximum density and the proposed site was identified as a pole barn with restrictions of use for agricultural storage only.

He went on to say that the proposed site sits higher than the existing properties and so the privacy would be greatly affected. He also advised that there are currently issues with the sewerage system which would be increased with the proposed dwelling, leading to environmental problems.

P 16 / 11.00 **TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

None received.

P 16 / 12.00 **TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS**

Cllr Lilley declared an interest regarding application SDNP/16/03004/HOUS. Cllr Viccari declared an interest regarding application SDNP/16/002908/FUL.

No other declaration received.

P 16 / 13.00 **PLANNING**

P 16 / 13.01 Cllr Hewer advised members that she had received notice that an application was expected for a second driveway to a property in London Road, Coldwaltham.

P 16 / 13.02 **SDNP/16/002908/FUL OAKFIELD, LONDON ROAD, WATERSFIELD**

Replacement of permanent residential caravan with a detached dwelling.

Cllr Viccari having declared an interest regarding this application took part as a member of the public for this item.

Cllr Hewer presented the plans to the meeting. These were scrutinized.

Members noted that the proposed building is much taller than the existing residential caravan. The proposed property appears to be an executive house which appears out of setting with the existing rural surroundings. The proposed dwelling appears very tall as the roof is above the second storey and the site is near the top of the hill overlooking the hamlet of Watersfield so would dominate the sky line.

It was also noted that residents were in favour of a building as the existing is an eyesore.

RESOLVED: To object to SDNP with regards proposed application having reservations to the overall size and height of the proposed development.

P 16 / 13.02 SDNP/16/03004/HOUS STABLE/STORE REAR OF OSIERS, INGRAMS FARM, LONDON ROAD, HARDHAM

Proposed conversion of stable store to self-contained dwelling.

Cllr Lilley having declared an interest regarding this application took part as a member of the public for this item.

Cllr Hewer presented the plans to the meeting. These were scrutinized.

Members noted various issues regarding the existing situation which should be stated first, the pole barn in question has been subject to two previous applications:

- Clause 9 in Application CW/15/00 where this barn should have been demolished before any of the other development started, in the interests of visual amenity and for the avoidance of doubt. Had this been enforced the current situation would have been avoided.
- Obviously, the barn was not demolished before development started, because in 2004 a further application DC/04/0958 was used to remove this Clause 9. The barn was granted a reprieve. However, only for the storage of agricultural machinery and at no time for the accommodation of livestock.
- The barn has subsequently been refurbished into a stables (without permission) as it is being used for stabling, as clearly indicated in the wording of this application. The barn should not be being used to accommodate livestock anyway.

Had the initial application been complied with, this application would not be in existence.

Other issues raised by members regarding the proposed application:

- The close proximity of the proposed dwelling to property No 6, whose primary outlook is directly at the proposed dwelling. As a barn, their amenity is not so greatly affected, a barn is not in constant use, where as it would if changed to a dwelling when it is inhabited at all times. The private garden would be directly impacted by the proposed dwelling overlooking it. Neighbours commented that the barn sits higher than the existing properties so this is increased. The plans do not indicate this.
- The rural situation would be reduced for all the properties at Ingrams Farm, as currently none are overlooked on all sides by the other dwellings, the proposed dwelling would overlook three properties directly.
- Application DC/04/0958 states the barn is a pole barn. As the barn is in part open sided, it has become a special habitat for wildlife. With bats around the farm the open nature of the barn could make this a roosting site, during the summer the barn becomes a nesting site for summer visiting birds, swifts and swallows. The proposed conversion to a dwelling would completely enclose the barn so restricting this.
- Members noted neighbours' comments regarding current problems with the existing sewage system a cesspit, further development of the site likely to increase problems.

RESOLVED: To object to SDNP with regards proposed application, on the grounds that the proposed dwelling would significantly affect the amenity of neighbours, any further development of the site would reduce the existing rural setting, the loss of wildlife habitat.

P 16 / 14.00

OTHER ITEMS

Members confirmed the payment previously made to: Horsham Association of Local Councils, Annual Subscription, £15.00.

Also payment was authorised and signed by Chairman, Clerk and Cllr Hewer for: The Tower Mint Ltd, Commemorative Coins, £140.34.

Chairman:..... Date:.....