

COLDWALTHAM PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD on THURSDAY 12TH SEPTEMBER 2024 at 7.30PM SANDHAM HALL, LONDON ROAD, COLDWALTHAM

Those Present: Cllr C Dennis
Cllr J Evans
Cllr I Dreger
Cllr A Davies
Cllr K Coughtrey
Cllr G Nelson
Cllr O Dudman

Mrs LD Sherlock-Fuidge Clerk

Cllr Dennis chaired this planning meeting as Planning Lead.

P 24 / 05.00 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

No apologies.

P 24 / 06.00 TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS FROM MEMBERS, AND ANY CHANGES SINCE THEIR LAST DECLARATION OF INTERESTS

No declarations were received with regards to this meeting.

P 24 / 07.00 PLANNING

P 24 / 07.01 SDNP/24/03470/REM
LODGE HILL EDUCATION CENTRE, LONDON ROAD, WATERSFIELD

Application For: Reserved matters approval for appearance, landscaping, layout and scale, pursuant to SDNP/21/00627/OUT for the erection of 4 dwellings.

Cllr Dennis presented the plans to the meeting.

Members discussed the application; councillors raised the following concerns.

- Cllr Dennis noted that as the number of houses had been greatly reduced that there were no affordable homes
- Councillors queried the value of the CIL, available towards transport as this development would have an impact on the safety of the Waltham Park Road junction, especially for pedestrians accessing the south side of the A29.
- Members noted Natural England's comment regarding the lack of any consideration of this application's water neutrality with regards to potential impacts on the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site.
- Members also noted the lack of any water neutrality statement.
- Concerns were raised regarding the location for contractors' vehicles during construction as the layby is in use, and Waltham Park Road is narrow.
- Concerns were raised regarding maintaining the screen along A29 as Brookview residents were concerned that they will be overlooked.
- Members noted that the plans show the removal of just one tree which is commended, however what measures are there to ensure that tree safety is maintained during construction. This is covered in the Tree Protection Plan.

- The visitor car parking spaces seem short for four houses, only two spaces allocated to visitors. Each house has four double bedrooms, which could ultimately have four adults all possessing a car, is two spaces per property sufficient?
- The plans show a footpath access towards the A29, concerns were raised regarding how this accesses directly into the layby, which is regularly occupied by cars and the Police speed vehicle. There is no pavement along the A29 on the north side for pedestrians crossing over the A29 to access the bus stop.
- If the footpath remains this footpath should be re-routed to a safer place for visibility to cross the A29.
- Members noted the direct access though to Lodge Hill for emergency; however, this raises safeguarding concerns.
- Members noted some inconsistencies regarding the information provided, it mentions the lack of visibility of the site from any public road. This is incorrect and during the winter the site would be very visible when the trees lose their foliage.
- Members welcomed the continued archaeological monitoring.
- Members noted the lack of bike storage.
- Members noted the plan to access public transport and sustainable means of travel with the footpath, towards meeting Policy SD48. However, members noted there is only one bus on three days a week, so residents are likely to still use their cars.

Following the meeting the Clerk checked the documents – the bicycle storage and EV charging are located in each property’s garage.

RESOLVED: Members resolved to support to the application, with consideration to our comments.

P 24 / 08.00 **OTHER ITEMS**

P 24 / 08.01 Cllr Dennis advised that an application had been received for Rosewood, London Road Watersfield SDNP/24/03433/HOUS, Conversion of existing attached garage to habitable accommodation – members had no comments regarding this application.

P 24 / 08.02 Cllr Dennis advised that following the approval of the extension to Yew Tree House, London Road, Coldwaltham, a second application SDNP/24/03560/HOUS for a rear terrace addition to the works approved under application SDNP/23/04625/HOUS, Members noted that they had concerns with the rear elevated balcony on the original application before it was removed, which would impact the privacy of the neighbours: Lilac Cottage and the two properties on Church Lane, not to mention the St Giles Churchyard. The proposed terrace would still be accessed by bi-fold doors from the dining room, so would be very open to anyone in the graveyard. To reiterate the previous comments regarding the raised terrace.

P 24 / 08.03 The Clerk advised that SDNPA are terminating the Section 101 Agency agreement between the SDNPA and Horsham District Council in October 2024 and are currently calling in all applications to ensure consistency in the handling each case.

Meeting Closed at 8.15 pm.

Chairman.....

Date.....

Distributed to those present, also Cllr Lane.