

COLDWALTHAM PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD on FRIDAY 17TH JANUARY 2020 at 7.30PM AT FIELD HOUSE, BROCKHURST FARM, WATERSFIELD

Those Present: Cllr G Nelson Chairman
Cllr T Burr Vice Chairman
Cllr A Lane
Cllr O Dudman

P 19 / 16.00 PUBLIC PARTICIPATION - to receive comments made by members of the public.

None

P 19 / 17.00 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllrs Hewer, Evans and Dennis.

P 19 / 18.00 TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS

None received.

P 19 / 19.00 PLANNING

P 19 / 19.01 SDNP/19/06098/FUL HARDHAM MILL, LONDON ROAD, HARDHAM

Erection of industrial units

Cllr Burr presented the plans to the meeting. The site for the proposed industrial units was currently pasture, divided with minimal fencing into a few paddocks, and of no great amenity value. The Parish's only major industrial site, the Hardham Water Treatment Works, was on the opposite side of the access road, which was intersected by the railway crossing. Beyond the site to the west were a number of industrial-style buildings. The individual units were relatively small, each some 8 by 14 metres in size, forming a block of five units. If such units were to be erected within the Parish, this might be seen as the least inappropriate place to put them.

In discussion, reference was made to past instances of basic buildings being erected in Hardham ostensibly for business purposes but which were later converted to dwellings. Might these units be similarly re-purposed, for example as glamping sites? Were that to happen, however, there would need to be a new planning application, to be considered on its own merits. Such considerations were not relevant to the existing application.

Concern was expressed about road congestion at the junction where the A29 crossed into Pulborough. Industrial development would only aggravate this problem. The West Sussex County Council, as highway authority, had nevertheless expressed itself content with the application, on the grounds that relevant roads and junctions had already been improved to an adequate standard. The A29/A283 junction was however manifestly inadequate for large commercial vehicles.

Councillors were also surprised that no environmental assessment accompanied the application. The proximity of a major water treatment plant, on which a large area of West Sussex depended, made this a sensitive site for other industrial activity, in respect of both pollution risk and waste management.

The limited employment opportunities within the Parish were also noted, and if even a relatively small number of jobs resulted from this development, they would be well received locally. This was perhaps the least contentious site in the whole Parish for such development.

RESOLVED: To raise no objection to the application, but to draw the planning authority's attention to the concerns raised in discussion both as to road congestion, and the need for the environmental impact of potential industrial uses of the units to be properly assessed.

P 19 / 20.00 **OTHER ITEMS**

None.

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