

Minutes of a Planning Meeting of Colgate Parish Council held on 17th August 2022 6pm Colgate village Hall.

Present

Councillors: S. Marley, C. Crosdil, R Faith, N Staff, Finnegan, Humphreys, S Davies and R Calvert, R. Faith and S. Garley,

Apologies were accepted:

1. Minutes of the last meeting.

None.

2. Declaration of Interests

None

3. Members of the public-

None

- 4. Applications.**

DC/22/1027 (comments by 22nd Aug)

Creation of an access track to provide access to vineyard (Retrospective).

Mannings Heath Golf Club Hammerpond Road Mannings Heath Horsham

Colgate Parish council's comments:

Colgate PC objects to this application and whole heartedly support Nuthurst's PC comments already made which are displayed on the planning portal letter dated 3rd August 2022.

DC/22/1382 (Comments by 18th Aug)

Erection of a detached two-bay garage with a gym and WC within the roof.

Little Copse Grouse Road Colgate Horsham

Colgate PC believe this is a change of use application.

The garage is still not big enough to house two cars.

If HDC has a mind to approve the application, then we would request that this cannot be used as a holiday let or Airbnb. It must be for personal use only.

5. Decisions

Application Number: DC/22/0420

Site: 15 Vicarage Close Colgate Horsham West Sussex RH12 4BB

Description: Erection of a single storey rear extension.

Decision: Application Permitted

Date of Decision: 10/08/2022

Application Number: DC/22/0948

Site: 7 Rainbow Field Faygate Horsham West Sussex RH12 0AR

Description: Conversion of loft to form habitable living space including the installation of 2no pitched roof dormers to the rear and rooflights

to front and side roof slopes.

Decision: Application Permitted

Date of Decision: 08/08/2022

5. Additional comments

DC/22/0511

Change of woodland for the siting 5 No. eco-lodges as part of a farm diversification scheme.

Additional comments have been received by the applicant and HDC officer is happy to receive any additional comments Colgate PC may have.

Additional comments received via email:

Since our original submission we have made significant changes to the application based on concerns raised by yourselves and Horsham District Council.

We instructed Arbtech who are a leading Biodiversity and Ecology consultants, to undertake further, more inclusive surveys of the woodland to outline anything missed in the Preliminary Ecological Statement.

These surveys include;

- *Phase 2 Botanical Walkover – Specialist analysis of the woodland habitat.*
- *Preliminary Ecological Assessment 2 – Adjustments to the original PEA in line with new findings from the Botanical Walkover.*
- *Ecological Mitigation Environmental Management Plan – Detailed methods of mitigation, biodiversity enhancement, site management and design recommendations.*

Below is a list of some of the changes made after receiving the additional surveys;

- *Removal of vehicle track and accompanying parking, opting to use the existing church car park for visitors and staff. This change removes all proposed new or replacement hardstanding.*
- *Replacing the proposed large underground pumping station with small pumps located within the lodges. This change significantly reduces impact on soil disturbance.*
- *Reducing the number of trenches down to one, which will hold the water, electric and waste. Furthermore,*

we propose to use the low impact method of moling which punches a 150mm hole through the ground, displacing the soil rather than removing or damaging the soil.

- The location of the lodges have changed, under guidance from our ecologists, the lodges have been moved out of wetland and placed in more suitable areas. This significantly reduces the risk of impacting any protected invertebrates.*

- A no pets rule will be implemented and strictly monitored. This will remove the concern of potential damage to the environment by pets.*

Colgate Parish Council concerns;

The site is in an Area of Outstanding Natural Beauty and is designated Ancient Woodland.

We fully acknowledge the sensitive nature of the site and have done everything we believe possible to both mitigate and enhance the site biodiversity.

The proposal was put forward as a farm diversification scheme to support Rickfields Farm and Coolhurst Vineyard.

Funds are currently not available to properly manage and secure the woodland.

This has led to the following issues;

Overshading and overcrowding of trees leading to lack of flora and fauna.

Non-native plants species have started to degrade the woodland.

Trespassing has become common in the woods which has led to damage of the woodland.

The proposal will provide funds to obtain a bespoke management plan and seek dedicated specialist advice, which is advice provided by the Woodlands Trust.

24 hour monitoring and further security measures will reduce trespassing.

The construction of the eco-lodges are industrial and unattractive and are detrimental to the rural location.

We are cladding the entirety of the lodge to help them blend into the woodland. The cladding is locally sourced timber from a Horsham sawmill.

Following advice from our ecologists, we are raising the lodges from the ground to reduce impact on soil/ground and to allow animals to pass naturally underneath the lodges.

A sedum, living roof will be installed to help the lodges blend in from an arial view. Other benefits include the biodiversity enhancement and the capturing of airborne pollutants and CO2.

Strict rules have been added into the site management plan that regulates light and noise pollution. Following the advice from our ecologists, specific low impact lighting will be used on timers along with a strict noise curfew. These rules will significantly reduce impact on wildlife.

Construction methods have been changed to reduce damage to the habitat including, off-site construction and the use of concrete-free foundations that are used regularly in sensitive habitats.

It is unclear how the water neutrality statement will/can be adhered to.

We have revised the water neutrality statement, now proposing the installation of flow restrictors to ever

shower in the 22 flats.

The council have requested a Section 106 Agreement which is legally binding and has to be adhered to.

The Parish council has not changed its opinion on this application since receiving the additional information and the council's previous comments still stand.

Signed Date.....

Closed meeting 18:40pm