

**Minutes of a Planning Meeting of Colgate Parish Council held on 11<sup>th</sup> January 2023 at 6.00pm  
Colgate Village Hall.**

Present

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

Apologies were accepted: R. Faith, S Garley.

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1. Minutes of the last meeting.

None.

2. Declaration of Interests

- Cllr Calvert -Holmbush application -**DC/22/2184**

3. Members of the public-

One member of the public to object to DC/22/1505

4. **Applications.**

- DC/22/2167

**Demolition of existing dwelling and construction of a replacement barn style dwelling. New House Farm Old Crawley Road Faygate West Sussex**

The Parish Council has no objection to knocking down the old bungalow but object to the scale of the proposal as the replacement building is still overbearing towards the listed building. We agree and support the conservation officer's comments.

Does the new dwelling meet with HDC water neutrality requirements?

- DC/22/2184

**Demolition of existing livestock barn building and erection of replacement galvanized steel barn on the same footprint. Holmbush Farm Crawley Road Faygate West Sussex**

No objection to the proposal so long as the use of the replacement building remains the same as the existing use. We are pleased to see that solar panels are to be installed and would like their installation to be made a condition of the planning permission.

- DC/22/1505

**Change of use/conversion of stable building to form a residential annexe with associate external alterations. (Retrospective) South Lodge Roffey Park Forest Road Colgate**

Colgate Parish Council strongly objects to this retrospective planning application. If this retrospective planning application is given planning permission, it will make a complete mockery of the whole planning process. This is the second time that the applicant has ignored the planning process and had to submit an application for retrospective planning permission for an annex following an enforcement investigation.

The conversion is an over intensification of development in an Area of Outstanding Natural Beauty and does not enhance or bring any benefit to the area.

The planning statement does not have sufficient justification for the conversion. South Lodge is a 4-bedroom house of 2259.7 sq. ft and is currently being advertised for sale. The property has been on the market since 23/09/2022 and the retrospective application was received by HDC on 09/08/2022. The property already has one annex and a home office. As the applicant is moving the stable conversion will **not** be required for a family member as stated in the planning statement submitted to HDC.

Colgate Parish Council have been advised that neighbouring properties are very concerned that the applicant has made yet another retrospective planning application and they have concerns regarding issues with the private road access.

The water neutrality statement is insufficient and does not give full explanation as to how the issue will be addressed.

Colgate Parish Council are concerned that there will be two further independent dwellings on the site which would be out of keeping with other properties in Roffey Park.

If Horsham District Council permits the retrospective application, Colgate Parish Council requests that a planning condition is made that the accommodation shall be occupied solely for purposes ancillary to the occupation and enjoyment of South Lodge, dwelling and shall not be used as a separate unit of accommodation.

## 5. Decisions

- Application Number: DC/22/0417

Site: New Barn Farm Springfield Lane Colgate Horsham West Sussex RH12 4TA

Description: Retention of existing portacabin on site.

Decision: Application Permitted

Date of Decision: 16/12/2022

- Application Number: DC/22/1775

Site: Hunters Oak Faygate Lane Faygate Horsham West Sussex RH12 4SJ

Description: Outline Application for the demolition of existing residential and light industrial buildings and erection of 28 no. 2, 3, 4 and 5 bed

dwellings with associated access road and parking with all matters reserved except access and layout.

Decision: Application Refused

Date of Decision: 19/12/2022

- Application Number: DC/22/1904

Site: Sea Cadet Association Sea Cadet Hut Tower Road Faygate Horsham West Sussex RH12 4SD

Description: Demolition of existing building and erection of a replacement single storey modular building.

Decision: Application Permitted

Date of Decision: 21/12/2022

Signed ..... Date.....