

**Minutes of a Planning Meeting of Colgate Parish Council held on 1st February 2023 at 6.00pm
Colgate Village Hall.**

Present

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

Apologies were accepted: None.

1. Minutes of the last meeting.

None.

2. Declaration of Interests

3. Members of the public-

Eleven members of the public attended the meeting all wanting to raise concerns about the application number **DC/22/2126**. Many members of the public provided verbal accounts and photographic evidence of the fact that there had not been a caravan on the site for independent living over the 10 years in question. Members of the public stated that the applicant resides at the annex at Tanglewood. They felt the applicant had not provided enough evidence to prove **independent accommodation for a period in excess of ten years**. They questioned many of the statements made by the applicant. The Parish Council advised the members of the public to write to HDC planning team with their concerns and evidence via the planning portal. The council will take these concerns into account when commenting on the application.

4. **Applications.**

- **DC/22/1939**

Conversion of loft to form habitable space, incorporating creation of a rear dormer and installation of 2 no rooflights to front.

16 Clifton Close Faygate Horsham West Sussex

Colgate Parish Council have no objections to this application. However, permission must be sought from the developer or the managing agent.

- **DC/22/2126**

Application to confirm the continuous mixed use of equestrian facility including the stationing and occupation of a caravan / mobile home providing independent accommodation for a period in excess of ten years prior to the date of this application (Lawful Development Certificate - Existing).

Tanglewood Forest Grange Horsham West Sussex

Colgate Parish Council believes that there is insufficient evidence in the Sworn Statement provided by the applicant and dated 12th October 2022 to prove without doubt that they (the applicant) have lived independently for a period in excess of 10 years in a caravan or mobile home on the site.

This belief is supported by the eleven members of the public who attended a Colgate Parish Council Planning Meeting on 1st February 2023 and who gave compelling evidence of non-occupation. Some of the members of the public have lived on the Forest Grange Estate for in

excess of 10 years and were adamant that there has not been a caravan on that site for 10 years. These members of the public confirmed that they would be sending this evidence directly to Horsham District Council.

A Council Members local knowledge also backs up the members of public information, that the applicant cannot provide sufficient evidence of independent living in a caravan for over 10 years.

Colgate Parish Council understands that the applicant resides in the annex at the house called Tanglewood and not in a caravan by the stables. Local knowledge also confirms that the applicant resides at the Tanglewood annex with her family.

Colgate Parish Council believes that the photographs submitted by the applicant in the Sworn Statement confirming a caravan on site, show either a motorised horsebox or a horse trailer. (varying depending on photograph) These photographs do not prove without doubt that a caravan or mobile home has been on site for over 10 years and lived in independently by the applicant. Again, this is backed up by local knowledge of those attending the meeting and living locally and who have visited the property.

To the knowledge of Colgate Parish Council no council tax has been paid that is linked to the caravan to confirm independent occupation of a caravan on site.

Colgate Parish Council would ask HDC to check the electoral roll for occupation in the caravan.

Colgate Parish Council believes that as this site is within the curtilage of a Grade 2 listed building, Listed Building Consent would be required and refers to ' **The Listed Buildings and Conservation Areas Act 1990.** ' The land in question is in close proximity to the listed building and was part of the Forest Grange Estate prior to 1948 and therefore **any** development would require Listed Building consent.

This property has been investigated by the HDC compliance team for several planning breaches and is still under a current compliance case EN/22/0350 and 0351, which has yet to be closed. There have been retrospective planning applications associated with this property and there is a history of planning breaches. Colgate Parish Council have also been informed that the hard standing laid without planning permission on the site of the stables, may have had asbestos buried beneath it. Colgate Parish Council would ask for this potential planning breach and contamination to be investigated by Horsham District Council.

Colgate Parish Council believes that the applicant is unable to provide sufficient evidence to prove without doubt that the occupation of a caravan has occurred for more than 10 years and that independent living has taken place. Therefore the Lawful Development Certificate should **not** be issued.

- **DC/19/2583**

**Demolition of existing redundant buildings and the construction of winery and tasting venue with associated landscaping, access and parking provision (amended design and water)
Mill Farm Hammerpond Road Mannings Heath RH13 6PG**

Colgate PC still strongly objects to this application and supports the objections raised by Nuthurst Parish Council.

Colgate PC found it difficult to ascertain what amendments had been made to this application and the changes should be highlighted for the sake of transparency.

The council query the water usage statements and feel the examples are tenuous and unrealistic.

Councillors were concerned about the large number of objections posted on the HDC planning portal by members of the public with regards to this application.

The Council previous comments are still relevant (15th, 29th Jan 2019 and 22nd July 2020)-

The proposed development is in an Area of Outstanding Natural Beauty. The scale and nature of the development does nothing to enhance the area and we believe that it has not been demonstrated that there is a need for it, or that it is in the public interest if it should be allowed.

The local road network is unsuitable for the volume of traffic that this development will generate. If the site is accessed from Colgate via Grouse Road, the road is narrow and is unsuitable as there is a weak bridge with a 3 tonne weight restriction.

The traffic will be a danger to horse riders, walkers and cyclists on the narrow roads, which are single track in places.

The site is not sustainable, there are no footpaths and there are no buses.

The wine processing facility is an industrial development and not an agricultural development and would be more suitably placed on an industrial estate.

The proposed activities and operating hours on site will create an unacceptable level of nuisance and disturbance to local neighbours and is unsuitable for an AONB location.

In addition, the Council is concerned that this is only a partial application and extensive further development of the other two barns will follow this application.

Although the design of the building has changed in DC/19/2583, it is still a huge industrial building which is sited in an AONB and not in keeping with the surroundings.

The Council wonders why the development of the winery is not relocated to the Leonardslea site which is much better suited to this type of venture and has much better access, parking and road network.

5. Decisions

DC/22/0958

Site: 4 The Courtyard Forest Grange Horsham West Sussex RH12 4TG

Description: Erection of building in paddock for storage, maintenance and processing of apiculture and storage of equipment associated with

paddock activities.

Decision: Application Refused

Date of Decision: 12/01/2023

DC/22/2178

Site: 1 Appletree Cottage Blackhouse Road Colgate West Sussex RH13 6HS

Description: Erection of a single storey rear extension.

Decision: Application Permitted

Date of Decision: 16/01/2023

Application Number: DC/21/2804

Site: East Wing Holmbush House Crawley Road Faygate Horsham West Sussex RH12 4SE

Description: Retrospective application for the erection of a garden shed.

Decision: Application Refused

Date of Decision: 20/01/2023

Application Number: DC/22/0909

Site: 8 Holmbush Drive Faygate Horsham West Sussex RH12 0BW

Description: Conversion of part of garage to form habitable living space and replacement of door with window to rear.

Decision: Application Permitted

Date of Decision: 20/01/2023

Application Number: DC/22/0995

Site: Holmbush Farm Crawley Road Faygate West Sussex

Description: Erection of 1no. holiday let unit (retrospective)

Decision: Application Permitted

Signed Date.....