

**Minutes of a Planning Meeting of Colgate Parish Council held on 22nd March 2023 at 6.00pm
Colgate Village Hall.**

Present

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

Apologies were accepted: N Staff.

1. Minutes of the last meeting.

None.

2. Declaration of Interests
3. Members of the public

Five members of the public.

4. Applications.

DC/19/2583 (comments by 29th March)

Demolition of existing redundant buildings and the construction of winery and tasting venue with associated landscaping, access and parking provision (amended design and water neutrality report)

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

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.

DC/23/0291 (comments by 31st March)

**Application to confirm the substantial completion of an existing stable building and adjacent hardstanding took place more than 4 years prior to the date of this application.
(Lawful Development Certificate - Existing)
South Lodge Roffey Park Forest Road Colgate**

Colgate Parish Council do not believe that sufficient evidence has been provided to show that the stables have been in situ for longer than 4yrs. We would expect to see a receipt for the purchase of the stables or for the work undertaken to lay the hard standing. None of this has been provided as evidence.

The aerial photograph does not show that the stables are in situ.

There is insufficient evidence submitted on the declaration which does not support the application.

DC/23/0233 (comments by 31st March)

**Erection of a single storey side/rear extension.
The Orchard Buchan Hill Pease Pottage West Sussex**

The Parish Council has no objections to this application.

DC/22/2125 (comments by 31st March)

**Erection of a detached barn (Retrospective).
Tanglewood Forest Grange Horsham West Sussex**

Colgate Parish Council believe that this retrospective planning application should not be allowed, and the site of the barn should be returned to its original state.

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.

The barn is in close proximity to a Grade 2 listed building and will bring harm , along with the brick pillars which are still in situ, are an intrusion and should be removed.

The barn is an overdevelopment in the AONB, and the construction does not enhance the AONB landscape in any way.

This barn is not required. There is already a 7m by 10m barn on site which could be used for the keeping of hay storage and storage of implements rather than the storage of a caravan.

There is insufficient acreage for the making of hay to be a viable plan. The area is 2.47 acres. The land already has to graze horses. Grazing for horses is required at 1.5 acres per horse. All land is required for grazing, there is insufficient acreage to make hay. Therefore, any machinery required for making hay is not required and therefore, the barn is not required.

On a previous planning application DC/22/2126 the applicant said hay was delivered on a monthly basis to the site - so that size of storage barn is not required

The land is not under agricultural use as per statement (DC/22/2126) - it is for horses.

We understand that the driveway edge red is not under the ownership of the applicant – the plans submitted are inaccurate.

Block site plan looks incorrect – does not correspond with photos previously submitted by the applicant in planning application DC/22/2126.

Insufficient detail on the plans submitted for the construction of the barn and materials to be used.

Colgate PC wonder if this application should include a history listing of previous applications. No listing of this type has been included.

The Council's understanding is that not all the required affected properties have yet received Certificate B notification.

Colgate Parish Council are very concerned at continued passing of planning applications that are retrospective planning permissions in the Colgate Parish. This barn was constructed without planning permission and permission should be refused and the structure removed, and the site returned to its natural state.

If Horsham District Council are mindful to allow this retrospective planning application, Colgate Parish Council would ask for conditions to be applied:

1. No doors to be fitted to the barn so it cannot be enclosed.
2. No windows to be allowed in the construction.
3. No storage of caravans or not to be used as a mechanical workshop for cars/lorries.
4. No commercial use.

5. Not to be used for living accommodation.

5. Decisions.

Application Number: DC/22/1976

Site: Holmbush Farm Crawley Road Faygate West Sussex

Description: Removal of Condition 4 of previously approved application DC/05/1394 (Erection of a building to provide tearoom, play area and toilet facilities) to allow for the removal of the use restriction condition.

Decision: Application Permitted

Date of Decision: 09/03/2023

Application Number: DC/22/2126

Site: Tanglewood Forest Grange Horsham West Sussex RH13 6HX

Description: 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

Decision: Application Refused

Date of Decision: 06/03/2023

Application Number: DC/22/1039

Site: Land East of Woodside Equestrian Centre Forest Road Colgate West Sussex

Description: Extension and repair works to the existing farm track. Importation and deposit of subsoil material for improved agricultural conditions (Part-Retrospective).

Decision: Application Permitted

Date of Decision: 10/03/2023

Application Number: DC/22/1882

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

Description: Installation of a garden outbuilding/shelter.

Decision: Application Permitted

Date of Decision: 13/03/2023

Application Number: DC/22/2032

Site: 51 Clay Vale Faygate Horsham West Sussex RH12 0AU

Description: Conversion of main loft area and garage roof area to form habitable living space incorporating creation of dormers to front and rear.

Decision: Application Permitted

Date of Decision: 15/03/2023

Signed Date.....

