

**Minutes of a Planning Meeting of Colgate Parish Council held on 29<sup>th</sup> March 2023 at 6.00pm  
Colgate Village Hall.**

Present

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

Apologies were accepted: N Staff, C. Crosdil, R Faith.

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1. Minutes of the last meeting.

None.

2. Declaration of Interests
3. Members of the public

One members of the public.

**4. Applications.**

- **DC/22/1505 (comments by 31st March only 14 days)**

**Change of use/conversion of stable building to form a residential annexe with associated external alterations. (Retrospective)**

**South Lodge Roffey Park Forest Road Colgate**

DC/22/1505 (comments by 31st March only 14 days ) Change of use/conversion of stable building to form a residential annexe with associated external alterations. (Retrospective) South Lodge Roffey Park Forest Road Colgate

Colgate Parish Council made the following comments on 12.1.23

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.

**The council would make the additional comment:**

**Please can HDC confirm which stable building the change of use application refers to, as it is not clear looking at previous applications what planning permission already exists on site.**

- **DC/23/0253 (comments by 7<sup>th</sup> April)**

**Installation of a swimming pool to the rear of the dwelling.  
Colgate Farm Blackhouse Road Colgate West Sussex.**

The Council have no objections to this application as water is being bought in by tanker.

- **DC/22/2125 (Comments by 4<sup>th</sup> April)**

**Erection of detached barn and laying of hardstanding (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.

Not to be used for living accommodation.

- **S106/23/0004 (comments by 6<sup>th</sup> April)**

**This is a S106 agreement.**

**Modification of legal agreement under planning ref: DC/17/2481 to remove the cap on housing numbers which are restricted to no more than 2650 units.**

**Site Address: Phase 6A Kilnwood Vale Development Crawley Road Faygate West Sussex**

The council are concerned about the removal of the restriction of housing numbers, especially in view of the situation with water neutrality and has this been accounted for should the restriction of 2650 units be removed.

**5. Decisions.**

None

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