

**Minutes of a Planning Meeting of Colgate Parish Council held on 26<sup>th</sup> March 2025 at 6.30pm Colgate Village Hall.**

Councillors Present: S Marley, C. Crosdil, S Davies, R Calvert, and V. Finnegan

Apologies were accepted: S Garley, B Humphreys, N Staff and R Faith

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**1. Minutes of the last meeting.**

None.

**2. Declaration of Interests**

None

**3. Members of the public**

None

**4. Applications**

- **DC/25/0267**

**Erection of a garden building.**

**2 Tributary Lane Faygate West Sussex RH12 0BQ**

The PC had no comments on this application.

**5. Appeals.**

**Appeal**

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPEAL UNDER SECTION 174**

**Planning Inspectorate Reference: APP/Z3825/C/25/3360097**

**Horsham District Council Reference: EN/24/0264**

**Name of Appellant(s): Andrea Starns**

**Details of Alleged Breach: Without planning permission, the unauthorised material change of use of the Land from an equestrian use to a mixed use comprising equestrian and the stationing of a mobile home for the purposes of human habitation, together with the associated operational development comprising the installation of a septic tank.**

**Site at: Land Known as Tanglewood Equestrian Forest Grange Horsham West Sussex RH13 6HX**

**Colgate PC submitted comments on 27<sup>th</sup> March to the inspectorate.**

This appeal has arisen from the refusal by Horsham District Council for application: 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) which resulted in Reference: EN/24/0264.

Colgate Parish Council objected to the application (DC/22/2126) for the following reasons:

- 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 Member's 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.

In addition, Colgate Parish Council would like to make the following comments :

- The unauthorised development has taken place within the curtilage of Forest Grange a Grade 2 Listed building and would severely compromise a heritage asset.

- The unauthorised development has taken place within the Area of Outstanding Natural Beauty and is not essential development in a countryside location.
- There is no public benefit that would outweigh the continued allowance of this unauthorised development.
- The appellant has failed to provide sufficient information to demonstrate that the development would not harm or have an adverse impact on the habitat and protected species.
- The appellant has failed to provide sufficient information to demonstrate beyond reasonable probability that the development had been in existence for in excess of 10 years.
- The appellant has continued to develop the site with complete disregard to the law and the planning process with numerous unauthorised developments taking place.

Colgate Parish Council would like to draw the Inspectors attention to the following:

This site is already the subject of one other undecided Planning Inspectorate Appeal: Your Ref: APP/Z3825/W/24/3355610; Horsham District Council Reference: DC/24/0974; Name of Appellant(s):

Andrea Starns; Description of Application: Proposed change of use of land from equestrian to a mixed use including settled gypsy accommodation site comprising 2 pitches. Retention of existing hardstanding and proposed biodiversity enhancement (Retrospective)

Colgate Parish Council strongly urges the Planning Inspector to dismiss :  
APP/Z3825/C/25/3360097

## **6. Consultations**

**Devolution-Full details of the consultation can be found on the gov.uk website here:**

**[Sussex and Brighton devolution - GOV.UK](#)**

**Further information is available in the government press notice here:**

**[Devolution Priority Programme consultations launch - GOV.UK](#)**

## **7. Decisions**

**Parish: Colgate PC**

**Application Number: DC/25/0009**

**Site: Land Which Forms Part of Mannings Heath Golf Club & Wine Estate, Hammer Pond Road, Mannings Heath**

**Description: Application to confirm the laying of a private access track and associated storage area on a date four years previous (Lawful**

**Development Certificate - Existing).**

**Decision: Application Refused**

**Date of Decision: 19/03/2025**

