

**Minutes of a Planning Meeting of Colgate Parish Council held on 16<sup>th</sup> April 2025 at 6.30pm Colgate Village Hall.**

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

Apologies were accepted:

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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/25/0292**

Erection of a single storey rear extension. 5 Brickyard Way Faygate Horsham West Sussex

No comments

**DC/24/1803**

Creation of private burial plot comprising one tomb on concrete plinth. Southover Farm Springfield Lane Colgate West Sussex

No objection to the tomb.

However, we understand that a roadway has been constructed across the field from Springfield Lane to the burial plot and we believe that this may require planning permission, but the roadway is not mentioned in the current application.

**DC/25/0410**

Conversion of loft into habitable living space.

23 Fourteenth Street Faygate West Sussex RH12 0DR

There is a concern that the dormer is out of keeping with the street scene.

Is a water neutrality statement required as there is an additional bathroom proposed (currently 2 beds, 2 bath terraced house, would be 3 bed 3 bath if application permitted)?

#### **DC/25/0295**

Installation of three padel courts on an existing tennis court. Cottesmore Golf Club Buchan Hill Pease Pottage West Sussex

No comments

#### **S106/25/0007**

Proposal: Amendment to legal agreement approved under reference: DC/08/0316 to remove the obligations in relation to library access, a community bus and a medical facility Site

Address: Durrants Village Faygate Lane Faygate West Sussex

During the discussion, Cllr Finnegan said she had spoken to the planning team to discuss this application and has already put this forward for review by Cllr Clarke's task and finish group and/or HDC's new Scrutiny Committee.

As confirmed with HDC Planning Compliance, this development would not have been approved without these legal obligations to the residents of Faygate.

#### **Community Bus**

The offering of a three-month trial which provided a pre-bookable taxi, was inadequate and poorly advertised (e.g. no letters). The trial did not cover all of "Faygate" as was limited to certain streets. A regular "community bus service" would be of great benefit to Faygate and Durrants residents. If the service had been offered as per legal agreement from the beginning, we are convinced that the uptake would be much higher.

A significant number of residents are unable to safely cross the A264 to access the Metro bus service (200 and 23); this has been regularly reported to the Parish Council. The provision of the community bus from the S106 agreement could have had a very positive impact on their lives. We feel that some form of regular transport would be of great benefit to Faygate Village. If residents of Faygate Village do not see the community transport it will not be obvious that it exists. It will take a while for it to bed in and so needs to be offered even if Durrant's residents do not require it at that time.

Can Horsham District Council advise what the alternative would be to the community bus service if the amendment to the legal agreement is allowed?

How much would this service have cost to manage over the years and for future use? If a community bus service will not be provided will there be any recompense for the villagers of

Faygate for the loss of this amenity that can put towards a controlled/improved crossing over the A264?

### **Library Access**

The library (books, space and wifi) would have been a good way to integrate villagers from Durrants and Faygate, but the trial was inadequate and poorly advertised (e.g. no letters). It did not cover all of “Faygate” as was limited to certain streets. Discussions with Durrants Management/Residents and PC councillors concerning access to the library have been unhelpful, so it is understandable that the trial has not been very welcome/used.

Can Horsham District Council advise what the alternative would be to the library access if the amendment to the legal agreement is allowed? It is understood that Durrant’s residents were concerned about the books that they had donated.

If the library access will not be provided, will there be any recompense for the villagers of Faygate for the loss of this amenity? (The biggest issue in Faygate appears to be safe crossing of A264 – funding towards a controlled/improved crossing over the A264 would be of benefit to both Durrants and Faygate residents).

### **Medical Facility**

We appreciate that a number of years ago this legal obligation proved difficult to fulfil.

Can Horsham District Council advise what the alternative would be to the medical facility if the amendment to the legal agreement is allowed?

How much would this facility have cost to manage over the years and for future use? If the medical facility will not be provided, will there be any recompense for the villagers of Faygate for the loss of this amenity? (See suggestion for finances towards A264 crossing above)

**If Horsham District Planning are mindful to approve the S106 amendment, Colgate Parish Council would request that the application is called into Planning Committee.**

### **DC/25/0462**

Conversion and extensions to existing stables and pole barn to form 1no. detached dwelling and associated works.

Oaklands Stud Forest Grange Horsham West Sussex

Colgate Parish Council strongly objects to this application:

The proposal is within the curtilage of a Grade 2 Listed building and would severely compromise a heritage asset.

The proposed design and conversion of existing wooden stables and a pole barn is not in keeping with the other properties on the Forest Grange Estate.

The proposed site is within an Area of Outstanding Natural Beauty. The development is not essential, and it is not in a sustainable location.

The proposal is totally reliant on rainwater. If there is an electricity outage, there will be no potable water in the property. The applicant has horses on site, which were previously housed in the stables that are going to be converted. Where are the horses going to be housed and what water will be available for them?

As this would be a private water supply, we await comments from HDC Environmental Health Officer.

There is no provision for waste management or recycling.

We believe that the distance of the proposed wooden domestic dwelling is further away from the fire hydrant than is required by the fire service.

NB: The application site is now called Oaklands Stud, Forest Grange. There are numerous planning applications associated with this site, under the previous name of Tanglewood.

## 5. Decisions

### **DC/25/0177**

Site: 3 Arun Valley Way Faygate West Sussex RH12 0BE

Description: Erection of a rear conservatory.

Decision: Application Permitted

Date of Decision: 22/04/2025

### **DC/25/0223**

Site: 18 Illett Way Faygate West Sussex RH12 0AJ

Description: Erection of a single storey rear extension.

Decision: Withdrawn Application

Date of Decision: 01/04/2025

### **DC/23/1844**

Site: Kilnwood Vale Neighbourhood Centre Calvert Link Faygate West Sussex RH12 0BZ

Description: Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood

Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. co

Decision: Withdrawn Application

Date of Decision: 15/04/2025