

Present

Councillors: C. Crosdil, S. Garley, S. Marley, J Sired, V Finnegan and S. Davies
Apologies were accepted: R Calvert

1. Minutes of the last meeting.

None.

2. Declaration of Interests

None

3. Members of the public

None

4. **Applications.**

DC/19/1280

**Erection of a part single and part two storey detached dwelling with associated access, parking and landscaping
Former Barnsnap Woodland Lane Colgate West Sussex**

No comments or objections

WSCC/047/19

Colgate School, Blackhouse Road- a walking track to be installed.

Colgate Parish Council have no objections in principle. However, as this is an Area of Outstanding Natural Beauty, we would ask that a sympathetic track colour is used (green or black) and that no established trees are disturbed.

DC/19/1305

**Change of use of land and existing stables to provide commercial use for equine rehabilitation and breeding with temporary agricultural workers accommodation, including a temporary sewage treatment facility, and the erection of a storage facility.
Springvale Fields Stables Woodland Lane Colgate Horsham**

Colgate Parish Council strongly object to this application.

The site is within an Area of Outstanding Natural Beauty and the proposal will lead to an unacceptable over development of the site.

The applicants were given permission for three stables for the health and well being of their own horses and attended a Colgate Parish Council Planning Meeting and confirmed that the stables would not be for commercial use. (DC/17/1713)

There are already at least three horses on site – so the existing stables are already filled. If the three foals are retained as planned a further three stables will be required in any case and so on and so on if the applicant continues to breed from the mares.

If a change of use is granted further development will be required:

Larger stables would be required for foaling mares as the current ones are not large enough. Further stables would be required to accommodate the horses at livery and receiving treatment. A sand school would be required to train the youngstock that the applicant is breeding. More horses need more feed so increased storage for feed and bedding will be required. If the change of use is granted, the proposal will lead to more development in a quiet rural location on a private road in an Area of Outstanding Natural Beauty.

There is insufficient acreage to accommodate the quantity of horses proposed. The British Horse Society recommends one horse per acre for grazing. Riding horses cannot be mixed with mares and foals. The site is also too small to accommodate mares and foals at weaning time as the mares and foals will still be in earshot of each other, leading to a very stressful situation for both. Further building development on the site will further reduce the grazing area available to the horses.

The applicant has stated that the Equine Sports Massage business is already a successful business in its current form, so there is no need to bring horses on to the site for treatment.

Colgate Parish Council are not sure what is meant by a temporary agricultural workers accommodation and temporary sewage treatment facility.

Does “temporary agricultural workers accommodation and temporary sewage treatment facility” mean that if the applicants obtain “temporary” planning permission, that plans will then be submitted for a permanent house and permanent sewage plant?

An agricultural workers accommodation is not required as the horses are being bred for competition and not farmed for meat, therefore the horses are not classed as an agricultural animal.

The storage facility for the tree business appears to be for a permanent structure. This secure storage facility is a further over development of the site by bringing in another business with its associated machinery and increased vehicle movements.

There will be an increase in traffic in a quiet rural private lane. The applicants have indicated that they will be contributing financially to the rural economy by supporting local businesses. Therefore, this in turn will generate more traffic in the quiet private lane, as the site will be visited by vets and farriers and receive deliveries from feed merchants, building suppliers and hay/straw merchants. Extra traffic will also be in the form of horseboxes bringing in horses for treatment.

Colgate Parish Council strongly objects to this application and requests that the application DC/19/1305 is refused.

5. Decisions and Appeals

Planning Inspectorate Reference: APP/Z3825/W/19/3231395

Horsham District Council Reference: DC/18/2294

Description of Application: Formation of private drive along field margins to serve main house.

Site at: Grouselands, Woodland Lane, Colgate, Horsham, West Sussex, RH13 6HU

Discuss comments for the appeal. Reply required before 30th July.

Colgate PC comments were sent to the inspectorate on 29th July 2019

APP/Z3825/W/19/3231395

The Applicant has submitted further plans and documentation in their appeal APP/Z3825/W/19/3231395, which did not form part of the original planning application, therefore Colgate Parish Council would make further comments.

Colgate Parish Council would like it noted that the existing roadway to Grouselands, Woodland Lane, has been upgraded and a new tarmac surface has been laid, making it very accessible to all users. This work was undertaken and completed the week ending 19th July 2019. Therefore, the proposed roadway over an agricultural field in an Area of Outstanding Natural Beauty is not needed and the appeal should be withdrawn.

The proposed access drive is in the High Weald Area of Outstanding Natural Beauty and the road length of 925m will urbanise the informal rural character of the area. The tarmac surface (not part of the original application) is out of keeping and will detract from the rural character of the area and erode the landscape setting.

The application was originally for a private driveway to Grouselands but on Appeal it has been stated that the proposed driveway is to accommodate the applicant's confidential business clients. As far as Colgate Parish Council is aware, the applicants do not have permission to run a business from this location and it is a private house.

The proposed access drive should not be allowed as it would not support the needs of agriculture or forestry. It is not an essential development in the countryside as it will be serving a private residence only. There will not be any benefit to the local community and the existing landscape will not be enhanced. The tarmac surface, fencing and lighting is out of keeping in a rural countryside location and is an urbanisation of a rural area.

If the roadway is allowed, its development will lead to significant harm to the natural landscape and to wildlife and should not be permitted.

Signed Date.....