

Minutes of a Planning Meeting of Colgate Parish Council held on 28th August 2019
At Colgate Village Hall at 6pm.

Present

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

1. Minutes of the last meeting.

None.

2. Declaration of Interests

None

3. Members of the public

One member of the public spoke regarding DC/19/1524, expressing concerns that as a Neighbour and part owners of the roadway that the property has access to, that they had not received any notification of the planning application and were concerned about the process in which the planning permission had been obtained.

4. Applications.

DC/19/1612

**Construction of a Bus Gate to enable buses to pass between the residential neighbourhoods of Bewbush and Kilnwood Vale along with associated pedestrian walkway, drainage and landscaping
Kilnwood Vale Crawley Road Horsham-comments by 2nd September**

Colgate Parish Council are concerned that there are no bollards to prevent other vehicles from using the Bus Gate. The signage infers that taxis are to be allowed to use the Bus Gate and we feel that this should not be allowed. The Bus Gate should be for buses only, so some form of automatic barrier/bollards need to be installed to ensure this.

DC/19/1524

**Removal of Condition 3 of previously approved applications DC/14/2720 and DC/17/0219
(Demolition of existing workshop and garage and construction of new outbuilding for ancillary use) Relating to independent living for non-residential use.
South Lodge Annexe Paddock View Roffey Park Forest Road Colgate**

Colgate Parish Council strongly objects to the removal of Condition 3. The annex should not become an independent living unit. The establishment of an independent unit of accommodation would lead to an over intensification of the site. If the annex becomes an independent dwelling the structure would be out of keeping with the other houses in the locality. This could lead to further development in the future to make the annex into an even bigger dwelling. The site is within the AONB and this development does not enhance the area or bring any benefit to it.

Colgate Parish Council are concerned at the planning route that has been taken to obtain another dwelling on this site:

DC/14/2720 was to replace the existing garage and workshop with an outbuilding to accommodate garaging / storage and home office for ancillary use. The proposal was to use the footprint of the existing buildings to eliminate additional development in the countryside. Colgate Parish Council was concerned that the new outbuilding could be used as a 2 storey separate dwelling in the future.

DC/17/0219 - Colgate Parish Council strongly objected to this retrospective planning application and were concerned that if retrospective planning permission was granted for offices, that, in the future, change of use could be applied for and the building could be sold off as a separate dwelling.

DC/14/1685, HDC refused this application. Colgate Parish Council had been concerned that this would become a separate dwelling.

The property has recently been advertised for sale with 'a three bedroom DETACHED ANNEXE, of which the accommodation comprises three bedrooms, kitchen, living room and bathroom.' (King & Chasemore / Right Move), so we question why the independent living unit is required if the applicant does not intend to live there.

Therefore, Colgate Parish Council requests that Horsham District Council refuses permission for the removal of Condition 3.

DC/19/1435

**Erection of stables out building
High Bisham Springfield Lane Colgate Horsham**

Colgate Parish Council have no objection to this application but would like the following conditions: the stables should be for private use only (not commercial) and that there should be no burning of stable waste on site.

5. Decisions

DC/19/0821

Hunters Oak Faygate Lane Replacement of residential storage barn with dwelling

Decision: Application Permitted

Date of Decision: 13/08/2019

DC/19/1472

Site: Phase 3B Kilnwood Vale Horsham Faygate

Description: Non-Material amendment to previously approved application DC/18/1213 (Reserved matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with outline approval DC/15/2813) for Phase 3B of the KilnwoodVale development
Permitted

Signed Date.....