

Minutes of a Planning Meeting of Colgate Parish Council held on 13th May 2020
6pm remotely.

Present

Councillors: S. Marley, C. Crosdil, R Calvert, J Sired, V Finnegan, S Garley and S. Davies
Apologies were accepted: none

1. Minutes of the last meeting.

None.

2. Declaration of Interests and neither partook in the discussions where an interest had been noted.

- Cllr Calvert – asked for her interests to be noted on application **S106/20/0010**
- Cllr Marley-asked for her interests to be noted on appeal **Planning Inspectorate Reference: APP/Z3825/X/19/3238373.Horsham District Council Reference: DC/18/1734**

3. Members of the public-none

4. **Applications.**

- **S106/20/0010**

**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
Land West of Bewbush Crawley Road Faygate West Sussex**

Colgate Parish Council object to the removal of the cap on housing numbers as it considers that the number of dwellings already allowed is sufficient considering the infrastructure already in place. If the cap is removed , increased additional infrastructure measures would need to be reviewed as would the amount of affordable housing reconsidered. The council would want to understand the status of the railway station earmarked for Kilnwood Vale otherwise improved travel and transport measures would have to be put in place in order to mitigate the issues with air quality, transport and other drains on utility resources.

If HDC agree to the removal of the cap Colgate Parish Council would ask that HDC specify the increased number of units that the developer would be allowed to build. It should not be an opened ended condition.

Similarly, if the cap is removed Colgate Parish Council would expect HDC to renegotiate the s106/CIL agreement to reflect the increase in housing units and ensure that the developer provides additional funds to improve facilities for the residents of Kilnwood Vale. For example, provide a cycle/pedestrian route from Kilnwood Vale to Faygate to allow sustainable travel from the development to Faygate village, where the residents can access the railway station, village shop, Public House and playing fields without having to use a car via the A264.

- **DC/20/0722**

**Erection of a single storey rear extension with a pitched to flat roof.
79 Arun Valley Way Faygate West Sussex RH12 0BE**

Colgate PC have no objections to this application subject to the works meeting current building regulations and that the developers agrees to the alterations.

- DC/20/0818

**Demolition of existing dwelling and outbuildings. Construction of replacement dwelling with a detached garage.
Old Springfield Farm Springfield Lane Colgate Horsham**

Colgate Parish Council do not object to the rebuilding of the property in principle. However, we have concerns regarding the style and design of the new building as it is not in keeping with the Area of Outstanding Natural Beauty. We would also like it noted that the current house is close to a Public Footpath and any development will be seen by the wider community. The Parish Council are also concerned about the removal of so many agricultural buildings and that this will give rise to further development applications in the future. The Parish Council question why there are no provisions for the elderly relative on the ground floor when the reason given for the mobile home is that the elderly relative requires living space on one level.

- DC/20/0792

**Temporary siting of ancillary mobile home
Springfield Farm Springfield Lane Colgate Horsham**

Colgate Parish Council have already raised a query with the plans for the rebuild of the property (DC/20/0818), as the mobile home application mentions that the mobile home is required to house an elderly relative that requires ground floor living yet the plans do not provide any provision for this. The Parish Council would request that if Horsham District Council allows the application for a mobile home that they impose a planning condition that allows the mobile home to remain only for the period of the new build construction or for a maximum of 3 years which ever is the lesser period of time.

Decision.

DC/20/0413

Site: 5 Vicarage Close Colgate Horsham West Sussex RH12 4BB

Description: Surgery to 1 x Silver Birch

Decision: Application Permitted

Date of Decision: 22/04/2020

DC/18/1734

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL UNDER SECTION 195/26K

Planning Inspectorate Reference: APP/Z3825/X/19/3238373

Horsham District Council Reference: DC/18/1734

Name of Appellant(s): Mr White

Description of Application: Application to confirm the continuous use of land for C3 purposes for a period in excess of ten years (Certificate of Lawful Development Existing)

Site at: Coombe Wood Forest Road Colgate Horsham West Sussex RH12 4TB

Colgate Parish Council advise that it has been known that the applicant's staff have lived in a mobile home on this site.

However, there does not appear to be any evidence submitted that would support that the mobile home has been lived in as a separate dwelling to the main house.

Colgate PC still feel that there is not enough evidence to retain the mobile home. No proof such as separate sewerage arrangement, utility bills or proof of separate council tax has been provided.

Comment made in September 2018 are still applicable.

Meeting closed at 6.45pm

Signed Date.....