

Minutes of a Planning Meeting of Colgate Parish Council held on 1st July 2020  
6pm remotely.

Present

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

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1. Minutes of the last meeting.

None.

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

None

3. Members of the public-

One member of the public joined the meeting.

4. **Applications.**

**DC/20/1051**

Surgery to 2 x Oak Trees  
1 Beedingwood Drive Colgate Horsham West Sussex

**Colgate PC will ask that Will Jones, HDC's aborculturist is consulted on this application for his expert opinion.**

**DC/20/1063-**

Surgery to 3 x Beech Trees  
Farnham 2 Beedingwood Drive Colgate Horsham

**Colgate PC will ask that Will Jones, HDC's aborculturist is consulted on this application for his expert opinion. A member of the public expressed their concern over another application for the reduction of beech trees in this area.**

**DC/20/0980-**

Change of use of existing stable buildings to holiday let accommodation and equestrian activities (C3 use)  
Forest Grange Stables Forest Grange Horsham West Sussex

**Colgate Parish Council objects to this application.**

**The proposal is within sight of a Grade 2 Listed Building and will be an overdevelopment of the site within an Area of Outstanding Natural Beauty.**

The current buildings are unsuited to conversion as they are single block thick construction and have a corrugated asbestos roof therefore a total rebuild would be required. No details have been submitted as to how the asbestos will be dealt with.

The Parish Council cannot understand how the applicant can operate a livery yard in tandem with an equine holiday let business if holiday lets take priority over the stabling for livery people. Where will the livery horses go when someone is booked into the holiday accommodation and wants to bring horses? Item 41, states that stabling is for up to 4 horses and there will be accommodation for 5 people (therefore, possibly 5 horses)?

There is a lack of suitable horse riding in the vicinity. There are few public bridleways in the area and although a public bridleway runs close to the site, riding elsewhere in St Leonards Forest is by Permit only. The local rural roads are unsafe and dangerous for horse riders, least of all those who are new to the area and are unaware of the potential risks.

Colgate Parish Council are unable to comment on the viability of the venture as we are not able to see the relevant Outline Business Plan Appendix A.

If Horsham District Council are mindful to approve this application, Colgate Parish Council would like to remind Planning of the applicant's previous application DC/14/2262, dismissed on appeal and ask for restrictions to be placed on operating times so that this proposal does not go from a holiday let to a permanent dwelling for the applicant.

Furthermore, Colgate Parish Council would like to include a planning condition stating that the approved development shall only be used for holiday accommodation purposes and not for any other residential use falling within planning use Class C3, including a person's main residence or permanent residential accommodation.

**DC/20/1015-**

Conversion of garage into habitable living space with the installation of new window in rear  
Elevation 48 Illett Way Faygate Horsham West Sussex RH12 0AJ

**Colgate Parish Council objects to this application on the grounds that this will exacerbate the parking issues of on street parking in the Kilnwood Vale area which is already causing concern to residents. There is also concerns that this will set a precedence.**

**DC/20/1109-**

Erection of first floor and ground floor side/rear extensions and alterations to raised patio  
Lythmere Grouse Road Colgate Horsham

**Colgate Parish Council have no objections to this application**

**DC/20/0886**

Construction of 3 No garages to the lower and upper car park.

Mansion House Roffey Park Forest Road Colgate

**Colgate Parish Council objects to this application.**

**The proposed garages will be within the curtilage of a Grade II listed building and located in the AONB.**

**The garages would be seen from the public right of way and will be intrusive to neighbouring properties.**

**The pitched roof design is not in keeping with the area and the constructions will be an overdevelopment of the site.**

**The current parking area appears to be gravel with no defined parking spaces. The construction of the garages will reduce the number of parking spaces (three less spaces as confirmed by the applicant). The current parking provision has served the residents for over 30 years and the applicant has not given a reason as to why garages are now required. There is also a concern that the loss of three parking spaces may lead to further garage applications in the future.**

**The construction of garages is out of character and will lead to an urbanisation of a countryside location and may set a precedence.**

**If Horsham District Council grants planning permission for the garages Colgate Parish Council would ask that conditions be imposed:**

- Any garage can only be used in association with the main dwelling house and for the parking of a motorised vehicle only.**
- That the garages cannot be used for a business use of any kind.**
- The garages cannot be converted into living accommodation, either permanent or temporary.**

**Decision.**

**None**

**Meeting closed at 6.40pm**

Signed ..... Date.....