



WEST HOATHLY PARISH COUNCIL

representing Highbrook, Selsfield, Sharpthorne, Tyes Cross and West Hoathly

Document Reference 2005

Minutes of the Meeting of the Planning Committee held on Monday 24th February 2020 at 7:15pm in West Hoathly Village Hall

Members:

Ken Allfree (Chairman)

Robert Bruce

Will Buckley (Vice Chairman)

Kevin Gould

Anne Halligey

Claire Hilton

Martin Robinson

* denotes absence

Also present

Helen Schofield (Clerk)

Paul Brown

Douglas Denham St Pinnock

There were 5 members of the public.

Concern was raised of the impact the proposed development at Long Meadow, Station Road, Sharpthorne would have on the use of Station Road as any construction vehicles would have to contend with large vehicles going to the brickworks and also to the water treatment plant. It was suggested that the resident should make their concerns known to MSDC as the Planning Authority.

Residents wished to report their concerns on DM/20/0229 as the proposed development would be overbearing and impact on the light and visibility of neighbouring properties, in particular 3 The Old Bakery.

326) To receive apologies for absence

There were none.

327) To receive declarations of interest from Councillors in respect of any matter on the Agenda

Anne Halligey declared a personal interest in application DM/20/0475 as she had made representations in a personal capacity on the outline application.

328) To approve the minutes of the Meeting of the Planning Committee held on 27th January 2020 (Document Reference 2002)

It was noted that Paul Brown and Douglas Denham St Pinnock had attended the Planning meeting on 27th January. With this amendment the minutes were approved and the Chairman signed them as a true record.

329) To note decisions from the Local Authority

The following applications have been granted permission.

DM/19/4389 The Manor House West Hoathly
DM/19/5049 Blackland Farm, Grinstead Lane, Sharpthorne
DM/20/0047 Pickeridge Cottage, Cob Lane, West Hoathly
DM/19/5070 Manor Pound North Lane West Hoathly
DM/19/4538 Land at Long Meadow Station Road, Sharpthorne

The following application has been sent to appeal.

DM/17/5222 (Appeal Reference AP/20/0006) Land to the Rear of Bow Cottage, North Lane, West Hoathly

Paul Brown wished to report on Long Meadow. No questions were asked by the committee of the legal officer present. It was important that the conditions set by the Planning Authority were monitored to ensure they were complied with. This application had been sent to appeal and the Planning Inspector had dismissed the appeal on a technicality. As the Inspector had not had any other issues with the proposed development then the Local Planning Authority could not refuse the application once the technical issues had been resolved.

330) To consider planning applications received from the Local Authority

DM/20/0229 49 Marlpit Road Sharpthorne

Conversion of Existing Garage

The committee objects to this application.

If the proposed development was for a separate dwelling it would be unsustainable with no provision for on-site parking.

If proposed as ancillary to the existing dwelling the committee believe it is an overbearing development, in particular its impact on 3 The Old Bakery.

If the Planning Authority was minded to approve the application the committee would wish to see use conditioned as ancillary to the main dwelling.

DM/20/0263 Hilwood Balcombe Lane Sharpthorne

Change of use from existing timber cabin to a holiday let.

The committee has no objections but would wish to ensure it was retained as a holiday let and did not become a private dwelling in contravention of policies DP15, New homes in the countryside and DP16 High Weald Area of Outstanding Natural Beauty.

DM/20/0375 Hill Top Cottage 16 Hilltop Road West Hoathly

Demolition of existing conservatory and erection of single storey rear / side extension. Extension to front porch.

The committee has no objections.

DM/20/0475 Land Adjacent To Marjac Top Road Sharpthorne

Reserved matters application relating to outline application DM/19/1584 seeking the approval of access, layout, scale, appearance and landscaping.

The committee objected to this application

The proposed design does not address and overcome the committee's previous objections

- The proposal is for 3 houses on a small plot and the committee believe it to be overdevelopment of the site.
- Concerns over the use of the public right of way for access. This is a bridleway and is also used regularly by children going to and from the primary school. The committee have concerns regarding safety if the right of way is also to be used for vehicles.
- Concerns that the dwellings will overlook properties in both Marlpit Road, and Bayhams Field as well as the adjoining property.

The committee is also concerned about the excavation of the existing bank which could cause an instability to the C319, the main road through the village of Sharpthorne.

DM/20/0402 Deanlands Place Horsted Lane Sharpthorne

Variation of condition 2 relating to planning application DM/19/3578 to allow alterations to the approved design of the garage and single storey link connecting to the main house

The committee has no objections.

DM/18/2859 West Lodge Hammingden Lane Highbrook

Proposed 3 bedroom detached dwelling.

Re-advertised as location plan amended to include access to the public highway

The committee has no further comments to make on this application.

DM/20/0570 Courtlands Farm Chilling Street Sharpthorne

The renewal of existing buildings and the erection of one new agricultural building.

The committee has no objections.

WSCC/004/20 Evergreen Farm West Hoathly Road East Grinstead

Restoration of the former Standen Landfill site with a woodland and pasture landfill cap system.

The committee object to this application due to the large number of heavy goods movements proposed on very narrow roads to get to and from the site. These include West Hoathly Road which is one of the main access routes into East Grinstead from the parish. The proposed number of daily vehicle movements is likely to impact the safety of other road users including residents who rely on the Metrobus 84 to get into the town. The bus service would be significantly affected by large heavy goods vehicles attempting to use the same route.

331) To note information for Councillors

Items of interest or items for inclusion at next meeting of the Planning Committee.

Date of next meeting 30th March 2020

There being no further business the meeting closed at 20:05

Chairman-----