



WEST HOATHLY PARISH COUNCIL

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

Document Reference 2316

Minutes of the Meeting of West Hoathly Parish Council held on Monday 4th September 2023 at 7:30pm in West Hoathly Village Hall

Members

Ken Allfree*

Will Buckley

Martin Robinson (Vice
Chairman)

Bob Darvill*

Peter Browne*

Paul Brown

Claire Hilton*

Douglas Denham St Pinnock (Chairman)

Amy Marshall*

* denotes absence

Also present:

Leanne Andrews (clerk)

102) To receive apologies for absence

Apologies were received from Cllr Ken Allfree, Cllr Claire Hilton, Cllr Bob Darvill, Cllr Peter Browne and Cllr Amy Marshall

103) To receive declarations of interest from Parish Councillors in respect of any matter on the agenda

There were none

104) To approve minutes of the Meeting of West Hoathly Parish Council held on 31st July 2023 (Document Reference 2315)

The minutes were approved as a true record and signed by the chairman

105) Planning applications

a) To note decisions from the Local Authority

The following applications have been granted permission

DM/23/0259 - Stonelands West Lodge

DM/23/1636 - Duckyls Farm Cottage

DM/23/1536 - The Potters House

DM/23/0474 - 4A Hamsey Road

b) To consider planning applications received from the Local Authority

DM/23/0827- West Hoathly Brickworks, Hamsey Road, Sharpthorne

Full planning application for the demolition of existing structures and redevelopment of the site to provide 108 residential dwellings (Class C3) and associated works, including the provision of an on-site SANG, access, landscaping, parking and associated works. (Amended plans received 26th July 2023)

It was noted that Cllr Paul Brown, Cllr Douglas Denham St Pinnock, and the Clerk had previously met with planning consultant Steve Tilbury to discuss the changes to the application and how best to respond. A recommendation was shared with all members prior to the meeting.

The recommendation was discussed, and some minor changes were agreed.

It was agreed to **Object** to the application (see appendix 1)

DM/23/2048 - 25 Hoathly Hill, West Hoathly

Removal of existing porch/shed on east side and construction of new entrance porch.

The Parish Council had **no objections**

DM/23/2086 - The Conservatory, Duckyls, Selsfield Road, West Hoathly

The retention of part of existing dwelling (due to be demolished under planning permission DM/22/2429) to create a car port and garden store to be used in connection with newly constructed dwelling.

The Parish Council had **no objections**

DM/23/2213/2214 - Old Coombe House, Station Road, Sharpthorne

Installation of garage doors to detached garage in the setting of a Listed Building, following removal of existing garage doors

Listed building Consent

The Parish Council had **no objections**

DM/23/2246 - The Potters House, Selsfield Road, West Hoathly

T1 Poplar - Cut back heavy branch above building by up to 3m.
T2 Cherry - cut back heavy branch above drive way by up to 3m

The Parish Council had **no objections**

106) To agree a date for the first Neighbourhood Plan working group meeting

It was agreed that Cllr Will Buckley will join the working group.

It was agreed to appoint Steve Tilbury on an as needs basis. Provisional date set as the 9th October.

107) To receive correspondence

There was none

108) To note items of interest or items for inclusion at next meeting of the Parish Council

Date of next meeting 25th September 2023

There being no further business the meeting closed at 19:56

Chairman-----



WEST HOATHLY PARISH COUNCIL

representing Highbrook, Selsfield, Sharpthorne, Tyes Cross and West Hoathly
The Parish Office North Lane West Hoathly West Sussex RH19 4QG
Tel: 01342 811301 email: clerk@westhoathly.gov.uk

5th September 2023

Dear Mr Malcolm

Application Reference DM/23/0827

Full planning application for the demolition of existing structures and redevelopment of the site to provide 108 residential dwellings (Class C3) and associated works, including the provision of an on-site SANG, access, landscaping, parking and associated works.

West Hoathly Parish Council has considered the revisions made to this application and recently readvertised for consultation. We are disappointed that none of the issues raised in our representation of the 25th April 2023 have been addressed by the applicant. The amendments to the submitted plans may improve the design and layout of the proposed development slightly, but they do not engage with any of the wider questions about the appropriateness of major development in the AONB, the sustainability of the site, highway access or the justification for the proposed SANG. Nor is there any response to our concerns about the effect of development on local infrastructure. In our earlier representation we set out why the application does not comply with policies in the Development Plan and should be refused. The amendments made have not changed our position.

It remains our view that approving this application would mean that the opportunity to test a wider range of options for the site and adjacent land will be lost. Although these would need careful consideration at planning policy and community level, they could create a better outcome for all involved.

We do however note that there are no objections to the application from a number of consultees and with this in mind we reiterate the following points if, against our advice, you are minded to accept their recommendations:

- any arrangements for the management of the SANG must ensure that no burden, financial or otherwise, falls on the local community or West Hoathly Parish Council. Those arrangements need to be robust and work successfully over the long-term.
- the preparation of an effective and enforceable Construction Management Plan is essential and West Hoathly Parish Council should be formally consulted about the content so that it can represent the concerns of residents.

- the impact of the development on the interests of the William Robinson Gravetye Charity must be taken into account and the applicant required to make reasonable arrangements to mitigate these.

West Hoathly Parish Council would be very willing to participate in further discussions about the application, perhaps to include provision of a second access and peripheral light industrial employment, prior to you writing up your report and recommendations.

A handwritten signature in black ink, appearing to read 'L. Andrews', with a long horizontal flourish extending to the right.

Leanne Andrews
Parish Clerk, on behalf of West Hoathly Parish Council