

Wisborough Green Parish Council

Minutes of the Planning Committee Meeting

Date: Tuesday 5th February 2019

Present: Mr A Burbridge (AB), Mrs J Dandy (JD), Mr P Drummond (PD),
Mr S Rollinson (SR), Mr H True (HT), Mr M Watson (MW)

Apologies: Mr A Jackson (Planning Committee Chairman), Mr M Newell (MN)

Held in: The Committee Room, Village Hall

In Attendance: Mrs L Davies (Parish Clerk)

Members of Public: 7

In the absence of the Planning Committee Chairman, it was agreed that PD, the Parish Council Chairman, would chair the meeting.

1. Apologies for Absence:
Apologies were received and accepted from AJ and MN.
2. Declaration of Members' Interests:
JD advised that she was a business neighbour in relation to the enforcement matter and would withdraw from discussion. No other interests were declared.
3. Public Participation:
The members of public attended the meeting to make comment on the Fishers Farm application; five being neighbours and two representing Fishers Farm.

The neighbours read their own statements detailing their concerns, along with two representations from neighbours who were unable to attend the meeting. All were supportive of the adventure park, and concurred that the parking in Newpound Lane was unacceptable and dangerous, and needed to be addressed. However, objections and concerns were raised to the car parking proposal, in summary:

- 20-40 cars had parked on occasions in the road. Residents' questioned the need to provide an additional 175 parking spaces for what was an occasional problem and when ground conditions prevented field use.
- The scale of the parking would have a visual impact upon the character of the area and lane, and impact upon the current view across an agricultural field.
- Concern was expressed that the proposal was changing the field's current use from an overspill to a permanent car park; physical or internal control was required to ensure it was a reserve parking area.
- Residents questioned the need for such a large car park in relation to visitor numbers and questioned whether this was an indication of further expansion.
- Concern was expressed at the potential use of the gateway onto Newpound Lane; this would be totally unacceptable for visitors' use.
- Some concern was expressed at the height and visual impact of the proposed bund.
- The possible impact upon future house sales was highlighted; one resident provided details of his own experience.
- Residents questioned whether all avenues to reduce staff parking had been explored and whether other on-site opportunities existed.
- Implications of hard surfaces and run-off in a field that already flooded next to the brook.

The applicant had circulated an email of explanation to residents and the Parish Council in advance of the meeting. He concurred that parking in the road was unacceptable and a safety concern, but despite best efforts to manage, it was impossible to stop. He gave explanation to visitor numbers over the years and how

the introduction of increased charges had made the park an all-day attraction that helped to reduce car movements. He advised that there was no limit to visitor numbers, although since the price increases, it was rare to get 1200 visitors in one day (previously 1700). The current on-site parking capacity was approximately 250 cars. Although 20-40 cars had been seen at times in Newpound Lane, there was a known demand for approximately 125-140 cars in the field. Explanation was given to proposed parking division and sensitive landscaping. Staff parking arrangements were discussed and explanation given to the current arrangements and why off-site parking was not feasible. There was no other on-site space available; the site was currently divided to keep parking away from the play areas. He believed that the proposal would permanently solve the problem but was willing to meet residents to discuss the proposal and what compromises could be reached to make it acceptable. The CDC Planning Officer would be undertaking a site visit tomorrow (Wednesday 6th February).

4. New Planning Applications:

The following applications were reviewed and discussed. Application details had been circulated in advance of the meeting. Members agreed to vary the order of business to allow earlier discussion of the Fishers Farm application.

Application Number and Details
<p>WR/18/03350/FUL - Case Officer: Kayleigh Taylor Mr T Rollings Fishers Farm Park Newpound Lane Wisborough Green Billingshurst Change of use of agricultural field to provide hard standing with associated works for an additional 175 parking spaces for Fishers Farm Park existing visitors.</p> <p>The Chairman thanked the members of public for their comments. It had been useful discussion that should have perhaps taken place before the application was submitted. He was pleased that residents and Fishers Farm would now meet to discuss a possible compromise.</p> <p>Members briefly discussed the merits or otherwise of the scheme, expressing differing opinions. It was agreed to defer a decision to the full Parish Council meeting on Tuesday 19th February by which time a residents' meeting would have been held and would provide members with time to consider all comments. CDC to be advised that residents' concerns had been raised and that the Parish Council's response would not be submitted until 20th February 2019.</p>

8.50 pm – the members of public left the meeting room.

Application Number and Details
<p>WR/19/00073/REM - Case Officer: Kayleigh Taylor Mr Michael Weeks (Runnymede Homes) Land East Of Winterfold Durbans Road Wisborough Green West Sussex Application for the approval of reserved matters pursuant to outline planning permission WR/15/03366/OUT - 22 no. dwellings, associated infrastructure and open space. Seeking approval of layout, scale, landscaping, appearance - Variation of Condition 2 of planning permission - WR/17/03677/REM - Plot 22 rotated approximately 45% anti clockwise and handed. Change approved Site Plan 1701/01J for new site plan 1701/01K</p> <p><u>No objection</u> to the handing and rotation of Plot 22 as shown on the amended plan.</p>
<p>WR/19/00073/REM Continued</p> <p>In relation to the change to the approved site plan from 170/01J to new site plan 1701/01K, the Parish Council noted the following:</p> <ul style="list-style-type: none"> • The specification of the make-up of the trail has been omitted and should be included as it is an integral part of the landscaping.

- Site Plan 1701/01K includes no reference to the re-design of the car parking area to accommodate underground gas tanks. This has been discussed with the Parish Council and will presumably be a separate application.
- Recent development in the village and the developer's failure both in the early provision and enforcing the use of on-site contractor parking has led to contractors' vehicles being parked around the village creating safety concerns and huge inconvenience; this was reported to CDC as it breached a planning condition. In order to avoid a similar situation, the Parish Council requests a condition that the car parking area (for 14 cars) and additional hard standing should be provided prior to the commencement of further development and maintained throughout.

WR/19/00124/FUL - Case Officer: James Gellini
 Jane Butler
 Old Helyers Farm Kirdford Road Wisborough Green RH14 0DD
 Replacement of existing permanent residential caravan with a new dwelling and relocation of the existing access.
Objection
 It was noted that past history had refused residential development but allowed a temporary and then permanent static caravan associated with the equestrian business and a recent appeal for development at the site was dismissed. Members also noted Local Plan policy and agreed to object on the basis that it was isolated development in the countryside and equestrian development should not create new housing. Members also agreed that a comment should be submitted that if CDC was minded to permit, then a voluntary legal agreement be imposed restricting the use to be solely ancillary to the equine business.

19/00041/LACPR
 New Club Premises Certificate, The Pavilion Recreation Ground Wisborough Green
No Objection

5. Local Plan Review:
 AJ had reviewed and prepared a possible response; the Chairman provided details. It was agreed that the comments relating to Policy S3, Development Strategy, should be submitted.
6. Enforcement Matters - Churchill Country & Equestrian Estate Agents:
 CDC had advised that if the requested measures to reduce the size and illumination had been implemented, the case would be closed. Members had been asked to review and agreed that the illumination had not reduced and lights left on after office hours. CDC to be informed.
7. Any Other Planning Matters to Report:
 None reported.
8. Date of Next Meeting:
 Parish Council Meeting on Tuesday 19th February 2019 at 7.45 pm.

There being no further business the meeting closed at 9.23 pm.

Signed by the Chairman:

Date: