



Date: Tuesday 29<sup>th</sup> October 2024

Present: Mr P Drummond (PD), Mr D Hill (DH), Mr A Jackson (AJ) (Planning Committee Chairman), Mrs S Winship (SW), Mr H True (HT), Mr M Watson (MW)

Non-Attendance: Mr A Burbridge (AB), Mr T Worrall (TW)

In Attendance: Mrs L Davies, Parish Council Clerk

Members of Public: 5

The Planning Committee Chairman opened the meeting at 8.00 pm.

- 1. Apologies for Absence:**  
No apologies had been received.
- 2. Declaration of Members' Interests:**  
DH declared that he was a neighbour to the Tanglewood site.
- 3. Public Participation:**  
The members of public were developers associated with Tanglewood and Ansells Yard. They had attended to hear discussion relating to the planning application and offered to answer questions if required.
- 4. New Planning Applications:**  
The following application was reviewed and the response agreed:

Application Number	Application Details
WR/24/02069/FUL - Case Officer: Alicia Snook	<p>WR/24/02069/FUL - Case Officer: Alicia Snook</p> <p>Mr Rob Burnham Land At Tanglewood Kirdford Road Wisborough Green Billingshurst Development of 10 no. dwellings including landscaping, parking and access. O.S. Grid Ref. 504538/126527</p> <p>Details were displayed. The Chairman asked the applicant to provide further clarification, and the following responses were provided:</p> <ul style="list-style-type: none"><li>• <u>Open Space:</u> The area would be owned, managed and financed by the estate and would not be open to the public. All internal roads would be maintained by the site management.</li><li>• <u>External Footpath:</u> Would be adopted by West Sussex County Council (WSSCC). They were currently in discussion to achieve from the site through to the Stable Field entrance. The path would vary in width due to the constraints of the hedge and tree line.</li></ul>

- Heating: The properties would be heated with solar and heat exchange pumps and the systems would have the ability to add battery storage. The electricity company had provided an agreement in principle to the supply. The installation of central gas tanks was being phased out and building regulation compliance made the cost prohibitive.
- Internal Layout: May change, the plans were indicative at this stage. They had met with a local estate agent who would be marketing the properties, and they had provided a number of suggestions which could include internal configurations.
- Roof Lights: The Parish Council's support of dark sky policies was explained. The developer confirmed support and had no objection to including automatic dusk to dawn blinds.
- Site Lighting: No bollard or highway lighting was proposed. They would be looking at time-controlled lights for each house. One consultee had responded in relation to the bats and further work in this regard would be undertaken to ensure that any lighting was bat sensitive. An ecologist highlighted bats early on, so they had been considered.
- Houses facing Kirdford Road: PD asked that further consideration be given to the look of these houses as the streetscape was important at this location. He was slightly concerned that due to the lie of the land, they gave the impression of being narrow and tall. The developer advised that they had reviewed the Songhurst Meadow development and incorporated some of the design influences. They had listened to the Parish Council and incorporated different roofs to break the roof line. They agreed to look again, highlighting that details would need to be provided for further conditions applications, which would include tiles and boarding.

Members noted that the site had been included in previous Neighbourhood Plan (NP) consultations and had received village support. Members had no objection to the application but recognised that the Local Plan housing allocation for the village had yet to be confirmed and this site was coming ahead of the NP process. The Chairman provided details of a suggested response. Members supported this response and delegated submission to AJ and the Clerk.

5. Community Highways Application – Kirdford Road Footway:

AJ, PD and the Clerk had a positive online meeting with WSCC Highways Officers on Friday 25<sup>th</sup> October; the proposed scheme was displayed. AJ explained that the Parish Council's preferred scheme was to provide the footway on the southern side of the road, but WSCC had provided partially on the northern side due to restricted crossing visibility. It was explained and shown that providing on the southern side also provided safe access for pedestrians from The Luth and Carters Way. After some discussion, the Highways Officers had agreed that putting a second path on this side would be desirable. WSCC would reconsider and provide updated plans for the Parish Council to review. A further site visit would be undertaken, and Parish Council attendance had been requested. It was agreed that this plan could be shared with the Tanglewood and Ansells Yard developers.

8.42 pm – 5 members of public left the meeting room.

6. Any Other Planning Matters to Report:

- a. Members were reminded that there was a meeting with another site promoter on Thursday 31<sup>st</sup> October 2024 at 9.30 am.

7. Date of Next Meeting:

- Finance Committee Meeting – Tuesday 5<sup>th</sup> November 2024 at 8.00 pm
- Parish Council Meeting – Tuesday 19<sup>th</sup> November 2024 at 7.45 pm

There being no further business the meeting closed at 8.45 pm.

Signed by the Chairman: ..... Date: .....