**Minutes of the Planning Committee meeting held at Beeding and Bramber Village Hall on Wednesday 2nd June 2021 at 7:00pm**

**Present:** **Councillors:** T. Kardos (Chair), A. Chilver, B. Harber, F. Heaver, C. Warren

**Also present:** Clerk: Colette Harber, Cemetery Clerk

**Members of the public:** None

**P:0621:01 Election of Chairman**

Cllr T. Kardos was elected as Chairman for the Planning Committee for the municipal year ending May 2022. Proposed Cllr C. Warren; seconded Cllr F. Heaver and agreed by all.

**P:0621:02 Election of Vice-Chairman**

Cllr F. Heaver was elected as Vice-Chairman for the Planning Committee for the municipal year ending May 2022. Proposed Cllr B. Harber; seconded Cllr A. Chilver and agreed by all.

**P:0621:03 Apologies for absence**

Parish Clerk, Celia Price apologised, in advance of the meeting, for her absence due to her family holiday.

 Cllr S. Teatum tendered his apologises for absence

**P:0621:04 Declaration of Councillors personal or prejudicial interest**

The Chairman reminded councillors that previous declarations still stand as defined under the Localism Act 2011.

**P:0621:05 Minutes of the last meeting**

The minutes of the meeting held on[20th April 2021](https://upperbeedingpc.sharepoint.com/%3Aw%3A/s/UBPC/EVt3sKG2Yv1LlALJ6mWark8BYL_0Fs7NE9clwRkA2FZ8CQ?e=OZX31z) were approved as a true record. Proposed: Cllr Heaver, seconded Cllr Harber and agreed by all.

**P:0621:06 Public Adjournment**

None present.

**P:0621:07 Terms of Reference**

The [terms of reference](https://upperbeedingpc.sharepoint.com/%3Aw%3A/s/UBPC/EdQngREMKeBMlTl4t0O-HncBZD_ijkZEpFS9p19M-VyUAg?e=58ZIab) were reviewed and agreed with minor amendments, as outlined by Cllr B. Harber.

Proposed: Cllr B. Harber; seconded Cllr C. Warren and agreed by all.

**P:0621:08** The following applications were reviewed and discussed:

[**DC/21/0708 & 0709 Hobjoins Manor**](https://upperbeedingpc.sharepoint.com/%3Ab%3A/s/UBPC/EUuagredHaBGjieHeg6YOFoBStMpaVYl26v5OybHa0pv_Q?e=Qwp6bW)**, Hyde Street, Upper Beeding**

 Proposed single storey rear extension, change from window to door and window on side and alteration to shower room at first floor level (householder and listed building consent).

 It was resolved to register no objections for this application for a single storey rear extension. Whilst noting that it would be a substantial extension, it was felt not to be overpowering.

Proposed Cllr Warren, seconded Cllr Heaver and agreed by all.

 [**DC/21/0804 Willow Cottage**](https://upperbeedingpc.sharepoint.com/%3Ab%3A/s/UBPC/EZDa87db8IJNvSKrRSKZtagBymjwZ_LpYAt9SA8okCuqLw?e=BMNxJp)**, Henfield Road, Small Dole**

Erection of a detached two storey dwelling.

 It was resolved to register the following comments in objection to the application as the Planning Committee expressed serious concerns relating to this site.

On checking the original applications to Horsham District Council, the Committee noted that in accordance with the conditions attached for one new dwelling under DC/15/0884 and DC/16/1712, HDC stated that:

*‘The existing dwelling on the site known as ‘Willow Cottage’ and as shown on drawings “773-9” and “773EXTG”, shall be demolished and the debris removed from the site within a period of two months following the first occupation of the replacement dwelling hereby.*

*Reason – The application seeks planning permission for a replacement dwelling and therefore the need for a new additional dwelling has not been proposed or assessed as part of this application. Without demonstrated need, the Council would refuse permission for a new additional dwelling on this site. The condition is necessary to ensure that the new dwelling is a genuine replacement of the existing dwelling’.*

Therefore, the Committee strongly felt that it was premature to consider an application to construct a second detached two-storeyed dwelling before the owners had met the conditions of the original applications (DC/15/0884 and DC/16/1712).

 Proposed Cllr Warren; seconded Cllr Heaver and agreed by all

**P:0621:09 Matters Raised by Councillors**

The following was raised by councillors:

* Cllr Heaver suggested that local people could personally be invited by the Council to attend planning meetings, when a planning application was received which might affect their neighbourhood. Cllrs T. Kardos and B. Harber considered that the existing letters sent to owners of neighbouring properties by HDC was an adequate notice of the planning process.
* Cllr Heaver also felt that a) permitted development appeared to be getting quite lax and b) direct neighbours were not being informed when people are building on their property.
* Cllr Warren reported that he had written a letter of concern to the new Head of Place at HDC re the removal of hedgerows on new building sites.

There being no other business the meeting concluded at 7.40pm

Minutes Signed By: Date: