

RUDGWICK PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Monday 27th September 2021 at 6.00pm
The meeting started at 6.03pm

Present: Councillors S Kornysky (Chairman), D Buckley, A Haynes and P Thompson.

Also in attendance: Parish Clerk Anna Clayton and 8 members of the public.

P007-21/22	Apologies for Absence No Apologies for Absence were received. This was agreed to be noted. Cllr Ellis (later apologies received), Cllr Gormley and Cllr Maclachlan were absent.
P008-21/22	Declarations of Interest No declarations of interest were received and this was noted.
P009-21/22	<u>Minutes of Planning Meeting of 23rd August 2021</u> It was agreed unanimously to resolve to approve the Minutes of the Planning Meeting of 23rd August 2021.
P010-21/22	Public Speaking Session Two residents spoke on behalf of several Naldretts Lane residents in relation to the Sussex Topiary planning application. Points raised as follows: 1. The application states that the site is flat and not readily visible from public vantage points - It is not flat as there is a large decline down to the highway which is particularly evident due to the water flow from the site. It is also clearly visible from the road and the footpath that neighbours my field. 2. Waste water disposal and toilets into sewage tanks is not adequate as the current one's smell foul from the road and my field and when rain creates overflow down the road, this has on occasion smelt of effluent. If further human waste is dealt with in the same manner, I would be very concerned about the health impacts on the local community 3. It states that is should absolutely be all quiet by <u>11pm</u>. This was not always the case over the summer and indeed noise levels were such during the day that they could easily be heard from the cottages in Naldretts Lane. This noise level has been particularly noticeable when the campsite has been busy. 4. It states that the campsite manager carries out regular checks throughout the day. Is he not living on site now? If not, who is ensuring that the conditions are followed? 5. It states that the neighbouring properties will not be affected by the proposed development - several residents (including me) have been verbally abused by speeding traffic drivers, the safety in the road is compromised by speeding traffic (especially near the sharp bend) and vehicles regularly mount the paths outside Mill Cottages due to the small size of the road which can make it dangerous to walk or drive out of our drives

	where we do not have good visibility. I have had two near misses when exiting my property. I would also point out that although they state the vehicles would be restricted to leave before 11am and arrive after 1pm, this does not include the general comings and goings of the campers, some of which drive up and down the road multiple times a day. This single-track road is not suitable for this level of traffic. It is also used by horse riders, walkers and cyclists and children playing (although this is not now possible due to the amount of traffic). It is also of note that the verges are being damaged by cars driving on them to pass others and this will ultimately lead to damage to the ditches. 6. It states that the proposed development will be set well away from the highway boundary. Camping has been next to this boundary over the summer and the proposed development continues to show this area being used. 7. It states that this development will be in keeping with the local surroundings. How can 85 pitches be 'in keeping'? In the final summary it states that: It will not detract from the appearance of the countryside It will not cause unacceptable levels of noise or effluent discharge It will not generate volumes of traffic that would prejudice highway safety
P011-21/22	Planning To report on:
i)	Current Planning Applications were resolved unanimously and noted for comment to Horsham District Council (HDC);

P011-21/22 Public Forum DC/21/2134

No member of the public present wished to speak in the public forum.

RESOLVED the Members of the Planning Committee unanimously agreed to raise no objection to the application.

Applications considered at Rudgwick Parish Council Planning Committee Meeting 27 th September 2021				
Application No	Applicant	Reason for Application	Recommendation	Official Response Date
DC/21/2134 15.09.2021	Talloires, 4 The Ridge, Church Street, Rudgwick	Surgery to 3 x Oak and 1 x Horse Chestnut	The RPC Tree Warden has visited the site and is happy that the work described is reasonable. Therefore we have No Objection.	06.10.2021
6.31pm	Cllr Haynes joined the meeting			

P011-21/22 **Public Forum DC/21/2102**

Members of the public present, spoke in relation to the application and noted in the Public Speaking Session.

RESOLVED the Members of the Planning Committee unanimously agreed to strongly object to the application.

Applications considered at Rudgwick Parish Council Planning Committee Meeting 27 th September 2021				
Application No	Applicant	Reason for Application	Recommendation	Official Response Date
DC/21/2102 17.09.2021	Sussex Topiary, Naldretts Lane, Rudgwick	Change of use of land for caravan and camping	Strongly Object – Please see below comments	08.10.2021

Rudgwick Parish Council is unhappy that this is a retrospective application. We Strongly Object to the proposal for the following reasons:

- Naldretts Lane is basically a single-track road, with a nasty bend in it, and it is a well-used path for walkers and equestrians alike. It is not suitable to take the amount of traffic that would ensue if the application was granted. We understand from residents of the properties in the lane that there has been considerable nuisance and concern for safety caused from the increased traffic following the use of the land as a campsite this summer. We believe that the access is unsuitable for a campsite and have no confidence that it could be safely and adequately managed.
- There are ongoing drainage run-off issues; the site is not flat. Residents have reported foul smelling water flooding down into their properties, particularly in periods of heavy rain. We understand that Environmental Health have been contacted as this has been a problem for some time. We therefore believe that the drainage at the site is inadequate.
- Some facilities, such as shower block etc., have already been built. There is no way of telling whether these are even adequate for the purpose as no plans or real details have been put forward to justify them, or any proposed additions. It is very disappointing that some building works without planning permission have taken place.
- We believe that the facilities for handling waste are inadequate. There do not appear to be any plans to deal with the collection and storage of the additional waste that would be generated by the visitors using the site.
- Residents have reported experiencing excessive noise and unsociable behaviour since the camp site has been in use, the aforementioned traffic issues, all to be added to the existing health and environmental concerns from the waste and foul water, and the smell emanating from the digester. There is no confidence that any measures put in place would be adequately supervised and the amenity of the Naldretts Lane residents would be seriously affected should permission be granted. Residents have the right to feel safe and enjoy their homes in peace.
- This proposal does not satisfy all the criteria necessary to meet HDPF policy 26.
- There is no real business case to warrant a campsite at this location. Three other campsites are already established in the parish. There has been a short term need for more pitches during Covid staycations season, but there are doubts concerning the sustainability post Covid.

In conclusion, Rudgwick Parish Council strongly objects to this application.

The above applications can be viewed through the Horsham District Council public access web page <https://public-access.horsham.gov.uk/public-access/>.

P012-21/22 **Date of next meeting:** When required

There being no other business, the Chairman closed the meeting at 6.53pm

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Councillor S Kornicky
Chairman

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Date