



**Minutes of the Parish Council Planning Meeting held via Microsoft Teams on Wednesday 8<sup>th</sup> April, 2020 commencing at 7.30 p.m.**

**Present:** Cllr Mrs A. Gillett,  
Nicholls, Cllr Mrs N. Goddard, Cllr Mr T. Piedade, Cllr Mr D. Irwin

Cllr Mr T. Brooks, Cllr Mr J.

**In attendance:** Mrs L. Brooks

**Members of public:** None

- 251. Apologies for Absence:** Apologies received and accepted from Cllr Mr S. Croft
- 252. Public Participation:** To receive and note comments made by members of the public. None.
- 253. Disclosures of Interest:** To receive disclosures of prejudicial interest. Cllrs Piedade and Gillett both disclosed an interest in the Herons Farm applications as they are neighbours.
- 254. Planning:**

KD/20/00457/COU - Case Officer: Beverley Stubbington

Lucy M Connor Herons Farm Village Road Kirdford RH14 0ND Change of use to wellness retreat (Sui Generis) alongside residential use (Class C3). O.S. Grid Ref. 501739/127123 To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5QQNDERFV600>

DECISION: Objection

Please note the following:

- Access – the access to the property is via a shared lane, communally owned by the residents along it, it is suitable for domestic access only, not suitable for heavy or frequent use
- Access – limited on site parking suitable for domestic use.
- Safeguarding – there is no mention about the clientele and their psychological condition that would attend a retreat. Or mention of how risk to the local residents including children might be mitigated. Notification – the communication was not sent to all residents affected by the application
- Inconsistencies in Application
  - ⊖ The Planning statement states that, 'The retreat would allow for participants to partake in yoga, creative arts and group work. The focus and exploration is aimed at attendees who are looking to enjoy a retreat. The proposal would provide a safe space to relax, enjoy the Sussex countryside and experience a stay within the Grade II listed farmhouse'. However, in the Business Plan, the list of workshops includes things such as
    - Executive leadership coaching
    - Team building/bonding
    - Corporate packages
    - Masterclasses
    - Seminars
    - CPD days for professionals
  - It says that workshops can be tailored to fit the needs of the organisation/groups. It is not clear what some of these activities entail. For example, it includes CPD (Continuing Professional Development) so presumably that means one could go along if there was a course or seminar that was relevant to being a Parish Clerk. That does not describe a wellness retreat. It is like a mini-conference centre, not a tourism related proposal. It is more of a leisure application. Benefits to local economy / businesses therefore likely to be limited.

- Concerned that it is not just for retreat type activities, but also for corporate uses, team building uses, seminars, etc. Very wide ranging.
- Concerned that it will evolve into a more leisure / hotel type use which would not be appropriate for this setting.
- Increased traffic movements to and from site. Noise and disturbance will affect residents quiet enjoyment of the countryside and public rights of way that pass through the property and immediately next to the buildings..
- Whilst the intention is to use public transport, that would still involve many vehicle movements backwards and forward to the station. Also, it is inevitable that some people will arrive by car, which is not something that be easily enforced. How will this be monitored / policed?

**KD/20/00458/LBC - Case Officer: Beverley Stubbington**

Lucy M Connor Herons Farm Village Road Kirdford RH14 0ND Replacement internal doors. O.S. Grid Ref. 501739/127123 To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5QQNFERFV700>

DECISION: Objection

- Although the proposal involves the change of use of a listed building, there would be very little benefit to the listed building, which is already in use as a dwelling and presumably up together in terms of maintenance, etc., so it is not case where it would help to retain or improve the upkeep of a listed building.
- Using the LB for overnight accommodation requires the installation of fire doors between habitable rooms and stairwell.

**KD/20/00817/TCA - Tree Apps (TCAs and TPAs)**

Map Ref: (E) 501811 / (N) 126554 Proposal: Notification of intention to reduce height by 1.5m and width to west, south and east sectors by 1.5m on 1 no. Magnolia tree. Address: Church House, Glasshouse Lane, Kirdford, RH14 0LT

DECISION: No objection

**KD/20/00613/DOM - Other Dev - Householder Developments**

Map Ref: (E) 501716 / (N) 126788 Proposal: Single Storey extension with accommodation, conversion of garage to family space, new double garage and front porch. Address: Wren Cottage, Village Road, Kirdford, RH14 0ND

DECISION: No objection

**KD/20/00714/LBC - Case Officer: Daniel Power**

Mr David Gerrard Vergers Village Road Kirdford RH14 0LT Removal of internal partition wall between the ground floor front study and hallway. O.S. Grid Ref. 501826/126603 To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q70VR8ERGTW00>

DECISION: No objection

**KD/20/00723/FUL - Case Officer: Vicki Baker**

Hooper Boxall Stud Village Road Kirdford Billingshurst Change of use of 2 no. existing buildings from equestrian use to agricultural use. O.S. Grid Ref. 502078/126615 To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q71BSIERGUP00>

DECISION: No objection, however this is a retrospective application as the work was carried out last year

**KD/20/00734/DOM - Case Officer: William Price**

Mr & Mrs C Evans Howick Farm Scratching Lane Kirdford Petworth External alterations and extension to existing domestic annexe and storage building. O.S. Grid Ref. 499498/128679 To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q71HDGERGV500>

DECISION: No objection

**255. Any Other Business**

There was no other business.

**256. Date of next meetings:** The Parish Council meetings for 2020 have been booked in Kirdford Village Hall at 7.30 p.m. on 20th April, 18th May, 15th June, 20th July, 21st September, 19th October, 16th November.

There being no further business the meeting closed at 8 p.m.

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Chairman

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Date