



Planning Committee Minutes Thursday 2nd November 2023, 19:00hrs Village Hall, Plumpton

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Minutes of the Planning Meeting of Plumpton Parish Council held on Thursday 2nd November 2023 at 19:00 at the Village Hall, Plumpton.

In attendance: Cllrs G Peacock, N Satchell, N Beaumont (Chair) & P Burford

MOP's 3 (inc Ben Ellis of Bedford Developments)

Cllr NB advised members and the public that Elivia Homes were invited to discuss the Nolands site and the proposed road access build out and no response had been currently received.

1. To accept apologies for absence
 - Cllr's N Shefras, R Jury and J Brown
2. Declaration of pecuniary and disclosable interests in respect of matters to be discussed.
 - None
3. To review Planning Applications as follows;

LW/23/0583

Land North of the Old Brickworks, Station Road Plumpton BN7 3DF

Development of land to provide mixed use leisure ad commercial park inc new commercial units, office hub, craft workshops and a wellness/fitness centre

- Main discussion points: Ben Ellis gave clarity on how they build would happen and the construction management plan.
- Has met with all neighbours , none of the neighbouring properties have objected. Ben has discussed screening points along Station Road. No lighting at night (not tall lighting), security lighting – direct phone link if any lights come on.
- Operating restrictions on Brickworks will be matched. Standard working hours.
- 40mph limit on stretch of station road. Ben Ellis has spoken to ES Highways and fully supports and offered to help fund process. Not conditional.
- No footpath down the side of the development – is there a possibility of an internal footpath (yes from footpath down to development – on the plans).
- ESCC will ask probably for them to upgrade the bus stop.
- Extensive suds scheme.
- Talk to UK Power Network to allow for scheme to come forward.
- Move to support in reasons in line with the public consultation.
- **Decision:** Plumpton Parish Council (PPC) unanimously supports this application. It would bring certainty to this site and provide employment and wellbeing amenities to Plumpton. It would also provide two community areas to the north of the field bordering the 'Plough'.

PPC notes that none of the residents neighbouring the site have objected and all have been consulted by Bedford Park Developments.



PLUMPTON PARISH COUNCIL

PPC welcomes the support for a 40mph limit around the site but this should not be a condition of planning permission.

PPC notes that the site will have its own waste water treatment plant and not be a burden on the main sewer which is at capacity.

PPC remains opposed to any residential housing development north of the Police house and would want to be reassured that there is no part of the permission that would allow residential use.

LW/23/0595

Downs House, St Helena Lane, Plumpton BN7 3DH

Storage Barn for equestrian use, and extension to sand school

- Near St Helena Farm.
- **Decision:** Unanimously agreed to submit a No Comment response.

TW/23/0103/TPO

Chestnut House, Station Road, BN7 3BS

T1-T78 on plan – Horse Chestnut remove

- NB visited tree with two local experts and agree the tree doesn't look in a good state – big cavity in the main trunk.
- **Decision:** Plumpton Parish Council concurs with the surveyors report and unanimously supports this application. We ask that after the tree is felled the developer prepares the ground appropriately and plants a replacement mature tree in that location.

Meeting Closed: 19.13

Dates of Next Meetings:

14th November 2023 – 19.00 Finance Committee – 19.45 Full Council.

Anita Emery | Parish Clerk | 2nd November 2023