



WARNHAM PARISH COUNCIL

Clerk: Mrs Shaw E-mail – clerk@warnham-pc.gov.uk

MINUTES of the Planning & Highways Committee Meeting of the Warnham Parish Council held on Tuesday 20th January 2026 at 7.00pm Parish Rooms, St Margaret's Church

Members:

Cllr Fiona Robinson (FR)	(A)	Cllr Gregg Maxam (GM)	(P)
Cllr Sally Pavey (SP)	(P)	Cllr Richard Smith (RS)	(P)
Cllr Ian Gurling (IG)	(P)	Cllr Sarah Williams (SW)	(A)
Cllr Lewis Sage (LS)	(P)		

In attendance: Mrs Shaw (Clerk),

Also present: There was nine members of the public.

PH8025 Apologies-
Cllrs SW and FR gave their apologies prior to the meeting and were duly accepted.

PH8125 Declarations of Interest –
Cllr SP declared an interest in all matters CAGNE and Gatwick. Cllr GM declared an interest in the Cricket Club. Cllr IG declared an interest in all matters relating to the School.

PH8225 Public Session-
One MOP of public mentioned about the margins on Byfleets Lane and asked whether the parish council and WSCC Highways could revisit this with some urgency. The parish council will make contact with WSCC Highways and take this matter on. Another MOP mentioned that their ground works had now been completed and mentioned that clean water is now filtering through. The parish council thanked the MOP of their continued work. A MOP mentioned about the traffic calming on Bell Road, which is listed below.

Cllr SP joined the meeting at 19.12pm

PH8325 Urgent Matters –

- To approve and adopt the Parish Plan
The Clerk provided the members with the new Parish Plan. Following the conclusion of the public consultation, there were no public comments received. The parish council concluded that the document be approved and adopted as the new Parish Plan. ***It was UNANIMOUSLY agreed to adopt the new Parish Plan.***
- To approve and adopt the Parish Design Statement
The Clerk and Cllr RS had updated the document based on the public comments received during the public consultation. The parish council concluded that the document be approved and adopted as the new Parish Design Statement. ***It was UNANIMOUSLY agreed to adopt the new Parish Design Statement.***
- To approve and adopt Transport Document for the Parish
The Clerk had provided the document. Following the conclusion of the public consultation, one MOP wrote in with comments and suggestions. Following this, Cllr SP made the necessary changes and included them within the revised document. The parish council concluded that

the document be approved and adopted as the new Transport Document. ***It was UNANIMOUSLY agreed to adopt the new Transport Document.***

- d. To approve the survey for Bell Road Traffic Calming Measures
Cllr SP provided an update for the members on the history of the issues surrounding speeding on Bell Road. Cllr SP stated that the calming measures will be drawn up by WSCC Highways and not the parish council. The idea of the survey is to gain public support to start the process of calming measures. Cllr SP stated that no works will be done without extensive public consultation. It was also mentioned that WSCC require 100% support with no objections. A single objection by a resident in Bell Road would be enough for WSCC to take no action. It was concluded that the survey will be sent out once amendments were made.

Action: The Clerk & Cllr SP

Two MOP's joined the meeting at 19.43pm

- e. To receive any other updates on works underway or concluded
Cllr RS provided an update on the SID's in the parish. The last one had been installed on the A24. The Clerk thanked Cllr RS for his immense help in sorting this matter out. Cllr RS stated that Westcotec are able to retrofit a Bluetooth device for provide 24 hrs traffic monitoring. Cllr RS requested that four SID's were equipped with this device. However, the members discussed the extra spend which would cost over £2.5k. It was concluded that the council would not proceed with the Bluetooth upgrades to all units. ***It was AGREED that the council would not proceed with the Bluetooth upgrades to all units.***

Action: Cllr RS

- f. To discuss the Strood Lane junction and approve any works
Cllr SP mentioned that WSCC Highways wont approve any new bollards or signs. Cllr SP went on to mention that WSCC Highways will attend at some point to relook at the junction.
- g. To discuss the recent Marches Road Accidents
Cllr SP and RS gave a verbal report on a recent accident with Cllr RS provided written a report to be sent into WSCC Highways. **Action: The Clerk**
- h. To discuss Flooding throughout the Parish
Cllr SP mentioned about the continued flooding throughout the parish. Cllr SP asked for the Clerk to write to the land owners and ask for ditches to be dug to help. Cllr SP had identified the areas and will provide a list to the Clerk. **Action: The Clerk**

PH8425 Compliance Cases –

There was one Compliance Cases for discussion in the meeting.

- a. EN/26/0018 – Land at Monks Copse, Honeywood Lane, Okewood Hill Surrey. Alleged: Stationing and habitation of a mobile home in ancient woodland without planning permission. **NOTED.**

/PH8525 Appeal Cases –

Application No: DC/24/0848

Registered:

Site Address: Land To The West of Whites Copse Horsham Road Rowhook West Sussex.

Type: Development type - Change of use

Description of Works: Change of use of land from agricultural to mixed agricultural, day nursery and forest school (Use Class E(f)). Retention of existing field shelters. Construction of education/nursery building, polytunnels and woodwork shelter. Alterations to existing access and extensive hard and soft landscaping

Decision APPLICATION REFUSED

Decision Date 16th December 2025

Decision Level Committee Decision

PH8625 Highways and Traffic Issues –
Listed above

PH8725 Planning Applications

Planning Applications

Application No:	DC/25/1914
Registered:	29th December 2025
Site Address:	Upper Westbrook Farm Bognor Road Broadbridge Heath West Sussex
Type:	Development type 021- Householder
Description of Works:	Erection of a front porch and single storey rear extension. Conversion of loft into habitable living space with balcony. Erection of an agricultural storage building.
Decision:	The Parish Council discussed this planning application and concluded that there were no further comments or recommendations to put forward to HDC Planning and recommended that HDC make the final decision.
Application No:	DC/25/2011
Registered:	4th December 2025
Site Address:	Rowhook Hill Farm Bognor Road Broadbridge Heath West Sussex RH12 3PS
Type:	Development type – Change of use
Description of Works:	Change of use of building to flexible/dual use. Vehicle sales workshop for display and sale of vehicles together with vehicle preparation, valeting and carrying out of pre-sales safety checks (Sui Generis), office and MOT centre (Use Class E(g)). Installation of new windows and mezzanine.
Decision:	The Parish Council considered the above planning application and wishes to register a strong objection to the proposal for the reasons set out below. 1. Overly Broad and Unclear Application The Parish Council considers that the application is widely worded and lacks sufficient clarity and control over the intensity and nature of the proposed uses. The flexible/dual use described would allow a range of activities to occur simultaneously, including vehicle sales, preparation, valeting, MOT testing and office use, resulting in an over-intensive use of the site. 2. Nature of the Existing Structure The existing structure on the site is a temporary container rather than a permanent building. The Parish Council is concerned that the proposal seeks to intensify and formalise commercial activity within a structure that is inherently temporary in nature. It is also noted that previous planning applications relating to this site have not been approved, indicating ongoing concerns regarding the suitability of the site for development of this type. 3. Impact on Residential Amenity There are residential properties adjacent to and surrounding the site, with at least four neighbouring homes in close proximity. Historically, the site has operated as a luxury car premises with very infrequent noise or disturbance. The proposed development would significantly alter this situation and is likely to result in increased noise, disturbance and activity, potentially from early morning onwards.

Activities such as vehicle movements, valeting, MOT testing and workshop operations would have a material adverse impact on the living conditions of nearby residents.

4. Highway Safety and Access

The site is accessed from a busy road subject to a 60mph speed limit and already experiences peak-hour congestion, speeding and rat-running traffic. The Parish Council is concerned that the proposal would increase vehicle movements in and out of the site, making it more difficult and unsafe for neighbouring residents to leave and return to their homes.

There is also insufficient space on the site for waiting vehicles, vehicle display and operational requirements, increasing the likelihood of congestion and unsafe manoeuvring.

5. Noise, Pollution and Environmental Impact

The open nature of the site and the temporary container structure means that multiple activities could take place simultaneously, including vehicle movements, valeting and MOT testing. This would generate considerable noise, air pollution and disturbance. The Parish Council is particularly concerned about the use of water associated with valeting activities in an area affected by water neutrality constraints, which have not been adequately addressed within the application.

6. Impact on Character and Landscape

The proposed development would have a detrimental impact on the character of this quaint rural area. The intensification of commercial activity would erode the open nature of the site and harm the landscape setting.

There is also concern that approval of this application could set an undesirable precedent, potentially encouraging further inappropriate development in the area, similar to the caravans located in an open field nearby.

7. Community Impact

Developments of this nature fundamentally change communities, landscapes and the general wellbeing of residents who have chosen to live in the area for its rural character and relative tranquillity. The Parish Council considers that the proposal would undermine these qualities.

Conclusion

For the reasons outlined above, the Parish Council strongly objects to planning application DC/25/2011 and respectfully requests that the Local Planning Authority refuses permission.

Decisions

Application No:	DC/25/1893
Date decided:	15/12/2025
Site Address:	Broomlands Farm Robin Hood Lane Warnham West Sussex
Description of Works:	Notification of change of use of an existing agricultural building to a flexible commercial use.
Decision:	NO OBJECTION

Application No:	DC/25/1917
Date decided:	15/12/2025
Site Address:	Telecommunications Mast Dorking Road Kingsfold West Sussex

Description of Works: The installation of 1 No. omni antenna and support pole at 28.37m, 1 No. Modem to be fixed to support pole, upgrading of the existing meter cabinet, and installation of a concentrator enclosure /RDC isolator on existing gantry pole.

Decision: NO OBJECTION

Application No: DC/25/1533

Date decided: 30/12/2025

Site Address: Andrews Farm House Station Road Warnham West Sussex RH12 3SP

Description of Works: Erection of a two storey side extension, single storey rear extension with associated changes to landscaping, materials and fenestration.

Decision: APPLICATION PERMITTED

Application No: DC/25/1724

Date decided: 19/12/2025

Site Address: Long Wells Vineyard Marches Road Warnham West Sussex RH12 3SL

Description of Works: Erection of a replacement new two storey dwelling.

Decision: APPLICATION REFUSED

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With no further business the meeting closed at 20.06pm

Chair..... Date.....