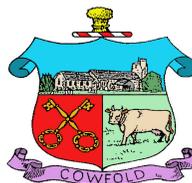


## Cowfold Parish Council Planning Report – May 2020

### 1. Received plans:

Application Number	Location	Description	Comments by Parish Council
DC/20/0723	Homefields Farm, Bulls Lane	Part retrospective application for landscaping work comprising the formation of an earth bund and tree planting.	CPC raises no objections to this planning application.
DC/20/0733	Ridgelands, Kent Street	Erection of stable and domestic workshop/machinery store with associated hardstanding.	CPC raises no objections to this planning application.
DC/20/0801	Ridgelands, Kent Street	Construction of front entrance porch and covered entrance way.	CPC raises no objections to this planning application.
DC/20/0525	3 Capons Hill Farm, Station Road	Removal of Condition 6 to previously approved application DC/19/1283 (Retrospective application for the change of use of existing vacant building to a club for teaching of various martial arts) related to class numbers allowed.	CPC strongly objects to the application. See its detailed comments in Appendix 1.
DC/20/0759	Estate Office, Oakendene Industrial Estate, Bolney Road	Application to confirm the use of caravan as a dwelling began more than 10 years before the date of this application (Certificate of Lawful Development – Existing)	CPC raises no objections to this planning application.



## 2. Results:

Application Number	Location	Description	Decision
DC/20/0316	Capons Hill Farm, Station Road	Retrospective application for a rear extension to existing warehouse, the enlargement of hard-standing and installation of six storage containers.	Permitted

## Appendix 1

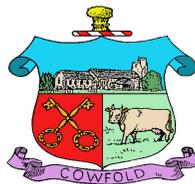
### CPC comments on Application Number DC/20/0525

1. Cowfold Parish Council (CPC) holds the view that Condition 6 imposed by Horsham District Council (HDC) on the Mixed Martial Arts (MMA) club facility was put in place to ensure the safety and wellbeing of staff and users. This criteria is also to be considered in relation to associated aspects and impacts such as access/egress to and from the site, parking and storage, arrangements for delivering MMA training and any associated disturbance(s) to residents whose properties are proximate.

2. Using the MMA Club's Planning Statement\* as a baseline the CPC questions the following assertions in consideration of the above comment and local imperatives.

2.1. Paragraph 1, sentence one: "There is a need for a martial arts academy in Cowfold." Current data available to the CPC suggests 1-2 residents make occasional use of the club.

2.2. Paragraph 1, sentence three: (class size) "This should be decided (by) the martial arts experts who lead the classes." CPC does not question the expertise of the instructors in their various disciplines. However, Condition 6 limitations have been applied by HDC to encompass wider criteria applicable to the site.



2.3. Paragraph 2, sentence four: "The mixed martial arts community is a small niche area of fitness...". Information displayed at West Sussex.info shows well in excess of 40 martial arts clubs, some mixed, covered by the Brighton, Crawley, Horsham, Worthing and Chichester districts.

2.4. Paragraph 5, sentence two: "... nowhere does it (Cowfold) offer a place to train". Current sports clubs/facilities in Cowfold (excluding the present Corona Virus situation) include fitness classes (Pilates, Yoga, Zumba), Ryushinkan Karate, Boot Camp, 1-2-1 Personal Fitness Training, Scouts, Football, Swimming, and Primary School based activities including after school options.

2.5. Paragraph 10, sentence four: "... how this development supports and helps the community". Number 3 Capons Hill Farm stands on the outskirts of Cowfold village. Given the MMA Club's advertised operating times (Monday-Friday 16.30-21.00, Saturday-Sunday 09.30-14.00) CPC does not feel the club is likely to be of any direct or associated financial benefit to other local businesses or bring wider prosperity to the community.

3. CPC fully supports activities that are beneficial to village residents and the community as a whole, including those promoting health, fitness and wellbeing. It is the opinion of CPC that to expand the MMA Club, i.e. remove the current Condition 6 imposed by HDC, is likely to increase foreseeable traffic/road usage issues (A272 turning to/from a single track), there are also no footpaths leading from Cowfold village to Capons Hill Farm to allow remote parking. Expanded levels of vehicular activity are most likely to be detrimental to those living in the immediate vicinity of the facility. Regulation and compliance checks by HDC, working in conjunction with the MMA Club, in line with current operating protocols appear to be the most mutually beneficial way ahead.

\* Paragraph numbers have been added to the MMA Club's Planning Statement for ease of reference.