

Steyning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 26TH FEBRUARY 2018 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Muggridge, Hanson Picking and Trundle

Members of the public: 2

Clerk – Hazel Roxby

MINUTES

P17/87 APOLOGIES

87.1 There were apologies received from Cllrs Sullivan and Pearcey

P17/87 DECLARATIONS OF INTEREST –

87.1 There were no declarations of interest from Councillors.

P17/88 MINUTES – to agree and sign the minutes of the 22nd January 2018

88.1 Cllr **Trundle Proposed, seconded by** Cllr Hanson that the minutes of 22nd January be accepted as a true record. **Agreed.**

P17/89 MATTERS ARISING AND ACTIONS.

89.1 A comment was sent to Pegasus group
'A majority of Cllrs on the planning committee agreed with the Inspectors previous comments and objections to the plan DC/17/0383 and felt that the present proposal has not been significantly changed and are therefore not in favour of the altered plan'

P17/90 PLANNING APPLICATIONS

90.1 DC/18/0180- Hollands, Holland Road – First floor side extension above existing garage.
Erection of open sided structure/loggia to rear of existing garage.
Cllr Trundle **Proposed, seconded by** Cllr Muggridge **No Objection. Agreed**

90.2 DC/18/0143 – 38 Kings Stone Avenue – Erection of a single storey rear extension.
Cllr Trundle **Proposed, seconded by** Cllr Picking **No Objection. Agreed.**

- 90.3 DC/18/0199-Saxon Cottage, 26 Church Street** – Internal fire protection works included repositioning of fuse box and installation of surrounding new cupboard. (LBC)
Cllr Hanson **Proposed, seconded by Cllr Trundle No Objection. Agreed**
- 90.4 DC/18/0187-33 High Street-** To strip and re-roof two areas of the main roof, upgrade loft insulation, repairs and re pointing works to chimney stacks, external re-painting of front elevation and shop front, replace ceilings over front bedrooms.
Cllr Muggridge **Proposed, seconded by Cllr Hanson No Objection. Agreed**
- 90.5 DC/18/0210 – Steyning Museum, Church Street** – Erection of single storey rear/side extension
Cllr Trundle **Proposed, seconded by Cllr Picking No Objection subject to an archaeological survey having been carried out previously for this site as it is in a sensitive area. Agreed**
- 90.6 DC/18/0300 – Calcot Farm, Horsham Road** –Erection of agricultural building for cattle housing and use of existing agricultural storage barn for cattle housing.
Cllr Trundle **Proposed, seconded by Cllr Hanson OBJECTION** following representations from a neighbour, the Council understand that the access is potentially not fit for the purposes of the now mixed use site (formerly agricultural). There are access visibility concerns, and there already been complaints from users for the poor visibility on exiting onto the highway. The site plan map including of the access is inaccurate; it does not make reference to the fact that 40 metres at the highway end is actually owned by the resident of Calcot Bungalow. The width of the access track is also shown incorrectly. Due to these issues the Council request that the site is re-assessed by HDC Planning as a mixed use site, and that WSCC Highways department be requested to make a site visit and re- assess the site access track for its now increased traffic capacity, and visibility where it adjoins the rural road (60mph).
- 90.7 DC/18/0273 & 0275 -Springwells, 9 High Street-**Demolition of existing external stairway and erection of replacement staircase (Full Planning and LBC)
Cllr Trundle **Proposed, seconded by Cllr Picking No Objection. Agreed.**
- 90.8 DC/18/0328 – 19 Greenacres** – Demolition of existing detached garage and erection of attached garage. Erection of front porch.
Cllr Muggridge **proposed, seconded by Cllr Hanson No Objection. Agreed**
- P17/91 LATE PLANS**
91.1 Amendment
SDNP/17/06385/FUL – Highfields Cottage, Bostal Road – Erection of replacement two storey, three bedroomed family home with basement accommodation and garaging on the site of the existing Highfields Cottage.
Cllr Picking **proposed, seconded by Cllr Muggridge The Council note that the development has been decreased however the Objection previously still stands as the development still poses substantial excavation into the SDNPA and is overdevelopment of the site. Agreed**
- P17/92 ENFORCEMENT NOTIFICATIONS**
92.1 White House - Unauthorised high fence – Newham Lane - The South Downs National Park, they've got a planning application in for the fence but it's not being shown for the right height.

- 92.2 The enforcement officer has informed that a letter has been sent to 47 High Street requesting the property be repainted in either black or white to be more in keeping with the High Street
- 92.3 There has not been an update Re Robins Wood.
- 92.4 SDNP/18/00042/SEC215 Untidy Land Notice (s215) for the lay-by at the Newham Lane The enforcement officer has written to the owners concerning the breach.

P17/93 PLANNING DECISIONS FROM HDC Agreed

- 93.1 **DC/17/2671- 7 Borough Gate High Street** - Proposed installation of 1x dormer window to front roof slope and 2x rooflights to rear roof slope with associated loft conversion
- 93.2 **DC/17/2741 - Gervays Hall Jarvis Lane** - Demolition of the front garden wall and entrance steps and erection of new wall and wider steps
- 93.3 **DC/17/2567 - Headley Cottage 50 Goring Road** - Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.
- 93.4 **DC/17/2457 - 8 Rosemary Close**- Demolition of existing garage and erection of replacement garage with link to existing dwelling. Erection of solar panels on rear pitched roof. Change of materials of dormer window and rear extension for previously permitted application DC/17/1208
- 93.5 **DC/18/0289 - Fringe Cottage Mouse Lane** - Non material amendment to previous application DC/17/1161 approved under appeal APP/Z3825/D/17/3183605 (Proposed single storey front extension) to change the approved ground floor side window to door
- 93.6 **DC/17/2753-Faggs Barn Dog Lane**- Surgery to 1 x Holly (Works to Trees in a Conservation Area)
- 93.7 **DC/17/2880 - 1 Gatewaycke Terrace Tanyard Lane** - Fell 1 x Conifer (Works to Trees in a Conservation Area)
- 93.8 **DC/18/0110 - Watersmead Dog Lane** -**Description:** Surgery to 1 x Silver Birch, 1 x Cypress, 1 x Willow, 1 x Alder (Works to Trees in a Conservation Area)
- 93.9 **DC/17/2609-19 Newham Lane**-Part demolition of existing dwelling and erection of a three bedroomed chalet bungalow with balcony to rear

P17/94 CORRESPONDENCE/INFORMATION

- 94.1 Letter received from resident re Telecommunications mast at Steyning Football club
- 94.2 Concerns received for work at the Granary, Dog Lane.
- 94.3 WSCC have informed of Public Path Diversion Order to Footpath 2732.
- 94.4 Early Warning Notice for closure of footpath from High Street to Newman's Gardens Carpark for the removal of the existing building, clearance of the site for the new utility connections and erection of scaffolding.
- 94.5 An Appeal Decision has been received for DC/17/2105 1 Rosemary Avenue for a 6ft 6in fence; the appeal was subsequently dismissed.
- 94.6 HDC have informed that a Licence request has been received from the Steyning Festival Group.
- 94.7 WSCC informed of amendment comments on planning application for 37 High Street.

P17/95 DATE OF NEXT MEETING Monday 26th March 2018 at 7.30pm

The Chairman closed the meeting at 8.44 pm

