

Steypning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 25TH FEBRUARY 2019 AT 7.30PM AT THE STEYNING CENTRE

Present: Cllrs Muggridge, S Sullivan, Trundle, Hanson and Picking

Members of the public: Cllr G Sullivan

Clerk – Hazel Roxby

MINUTES

P18/104 APOLOGIES

104.1 There were apologies received from Cllrs Pearcey and Muncey.

P18/105 DECLARATIONS OF INTEREST –

105.1 There were no declarations of interest from Cllrs.

P18/106 MINUTES – to agree and sign the minutes of the 28th January 2019

106.1 Cllr Trundle **proposed, seconded by** Cllr Hanson that the minutes of 28th January 2019 be accepted as a true record. **Agreed.**

P18/107 MATTERS ARISING AND ACTIONS.

107.1 None

P18/108 PLANNING APPLICATIONS

108.1 DC/19/0205 – Cripps Lane – Surgery to 2 x Sycamore Trees – **No Objection subject to the advice of HDC's Arboricultural Officer.**

108.2 DC/19/0214 – Street Record, Godstalls Lane – Surgery to 1 x Horse Chestnut 1 x Tres and shrubs of various species. - **No Objection subject to the advice of HDC's Arboricultural Officer.**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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- 108.3 DC/19/0170 – Alderwood Ponds, Horsham Road** – Change of use of part of existing building to provide overnight accommodation for use by Bailiffs in association with supervision of Anglers and fisheries.
Cllr Muggridge **proposed, seconded** by Cllr Sullivan **No Objection. Agreed.**
- 108.4 DC/18/2673 & 2674 – 1 Charlton Mews, Charlton Street** – Conversion of a flat felted roof on an existing extension into a roof terrace at the rear of the building.
(Householder Application and LBC)
Cllr Muggridge **proposed, seconded** by Cllr Picking **OBJECTION to the proposed plan due to the potential loss of privacy and possible noise nuisance to near neighbours. Agreed.**
- 108.5 DC/19/0289 – Barclays Bank Plc, 40 High Street** – Removal of existing ATM and re-installation of timber panelling to match existing. Removal of counters, cameras and all existing Barclays signage and walls to be restored to match existing.
Cllr Muggridge **proposed, seconded** by Cllr Sullivan **No Objection. Agreed.**
- 108.6 DC/19/0293 & 0296 – 85 High Street** – Alterations to existing entrance steps (LBC and Householder Application).
Cllr Muggridge **proposed, seconded** by Cllr Sullivan **No Objection. Agreed.**
- 108.7 SDNP/19/00554/HOURS – Pepperscombe Farm, Newham Lane** - Replacement of windows in lounge and kitchen with glazed patio doors. Replacement of first floor window with glazed patio doors and installation of Juliet balcony. Installation of additional Velux window.
Cllr Trundle **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**
- 108.8 DC/19/0334 & 0335 – Rockin Good Peanut Ltd , 60 – 62 High Street**– Installation of a window to front elevation and internal alterations to ground floor office space- (Full planning and LBC)
Cllr Muggridge **proposed, seconded** by Cllr Sullivan **OBJECTION to the proposed plans as submitted, specifically objecting to the to the large wall hanging sign, which seems to be unnecessary for a non-retail business, further cluttering the street scene. Agreed**
- 108.9 DC/19/0358 – Rockin Good Peanut Ltd, 60-62 High Street** – Erection of 1 x Office front sign and 1 wall hanging sign.
Cllr Hanson **proposed, seconded** by Cllr Sullivan **OBJECTION to the proposed plans as submitted, specifically objecting to the to the large wall hanging sign, which seems to be unnecessary for a non-retail business, further cluttering the street scene. Agreed.**

P18/109 LATE PLANS

- 109.1 DC/19/0367 & 0368– The White Horse Inn, 23 High Street** – Garden refurbishment including new covered seating area (12.6 sq.m timber structure), new paving and new external lighting

Cllr Muggridge proposed, seconded by Cllr Sullivan **OBJECTION to the proposed structure and accessories which are out of keeping within the Conservation Area. Cllrs suggest It is important to keep an unobstructed view of the pub itself a fine Grade II listed building. The proposed structure and fencing would negatively impact this prominent heritage site. which the proposed structure will block and spoil the street scene. Cllrs also question the need and justification for covered seating outside, when there is covered seating ready available inside the pub. Agreed.**

- 109.2 DC/18/2448 & 2449 - Amended plans for Wappingthorn Manor, Horsham Road** – Erection of a single storey side extension.

Cllr Sullivan **proposed, seconded by Cllr Trundle No Objection to the amendments. Agreed**

- 109.3 DC/19/0116 – 35 Church Street** - Two storey extension to existing outbuilding to provide extended ancillary accommodation including carport.

Cllr Muggridge **proposed, seconded by Cllr Picking No Objection to the plans providing that a condition is made that the building remains ancillary to the main dwelling. Agreed.**

P18/110 ENFORCEMENT NOTIFICATIONS

- 110.1 47 High Street** – No further update from the Enforcement Officer

- 110.2 Robins Wood** - A Breach of Condition notice was issued on 14th February with regards to the residential use of the building in breach of condition 2 of planning permission DC/11/2624. This requires a cessation of the use of the building for habitable accommodation within 6 months of the date of notice.

- 110.3 Untidy Land Notice (s215)** – Awaiting further updates

P18/111 PLANNING DECISIONS FROM HDC

Agreed

- 111.1 DC/18/2267 - Foxhall Farm Kings Barn Lane** - Erection of extension to existing barn

- 111.2 DC/18/2726 - 2 Rosemary Close** - Erection of a single storey rear extension, reconstruction of existing rear conservatory extension, loft conversion with installation of 4 roof lights, and new frosted glass window in side gable

- 111.3 Refused**

DC/18/2178 - 18 Rosemary Avenue - Conversion of existing detached garage/workshop to a dwelling house.

- 111.4 DC/18/2066 - Heron Farm Horsebridge Common** - Change of use from part agricultural and part stables building to 3 No. single storey dwellings and demolition of a redundant building to form car parking.

P18/112 ARTICLE 4 DIRECTION.

- 112.1** A public question and answer session was held on Monday 18th February for the residents within the Conservation Area following the receipt of the Parish Councils Article 4 Direction proposal letter.
- 15 residents from the Conservation Area attended the meeting and all were given the chance to ask questions and air their views.
- Residents voiced concerns for costs of planning applications to carry out regular maintenance and some felt the letter was too vague and needed more calcification. Some of the resident's present felt that the Article 4 Direction is a good idea as long as HDC support it and carry out enforcements.

P18/113 CORRESPONDENCE/INFORMATION

- 113.1** A planning application has been submitted by the parish Council for the Erection of a welcome sign and silhouette of St Cuthman to be sited at land adjacent to the Catholic Church in Bramber Road, Steyning.
- 113.2** A notice of an appeal against refusal to grant planning consent for Retrospective application for the erection of 1.5 m high boundary fence at the White House Newham Lane.
- 113.3** A Possible ATM at the bus shelter in the High Street was discussed at the last Premises Committee meeting. The drawing and plan for ATM in the bus shelter was circulated to the premises committee and they agreed in principle with the ATM as long as costs are covered by Barclays and that HDC and the Parish Councils Planning committee are in agreement. The Planning Committee noted this proposal.
- 113.4** It was noted that Upper Beeding Parish Council Neighbourhood Plan is open for consultation until 5th April 2019.

P18/114 Date of Next Meeting

- 114.1 Monday 25th March 2019 at 7.30pm**

The Chairman closed the meeting at 8.58pm