

Steypning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 29TH APRIL 2019 AT 7.30PM AT THE STEYNING CENTRE

Present: Cllrs Muggridge, Hanson and Muncey

Members of the public: 4

Clerk – Hazel Roxby

MINUTES

P18/126 APOLOGIES

126.1 There were apologies received from Cllrs Pearcey, S Sullivan, Picking and Trundle

P18/127 DECLARATIONS OF INTEREST –

127.1 There were no declarations of interest

P18/128 MINUTES – to agree and sign the minutes of the 25th March 2019

128.1 Cllr Muggridge **proposed, seconded by** Cllr Hanson that the minutes of 25th March 2019 be accepted as a true record. **Agreed.**

P18/129 MATTERS ARISING AND ACTIONS.

129.1 None

P18/130 PLANNING APPLICATIONS

130.1 DC/19/0663 – The Granary, Dog Lane – Erection of a pitched roofed store to the side/rear of the dwelling.

Cllr Muncey **proposed, seconded by** Cllr Muggridge that although there are some concerns about over-development of the site and lack of amenity space Cllrs have **No Objection** providing that all the Conservations officer's recommendations are included in the planning decisions as pre-conditions to commencement of any building work on the new structure. **Agreed.**

130.2 DC/19/0572 – 41 Hills Road – Erection of a ground and first floor area extension and front porch.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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Cllr Muggridge **proposed seconded** by Cllr Muncey **No Objection. Agreed.**

- 130.3 DC/19/0671 – Gatewick, Church Lane** – Surgery to 2 x Sycamore trees
Cllrs proposed **No Objection** subject to the advice of HDC's Arboricultural Officer.
Agreed.

- 130.4 SDNP/19/01527 – Mount Park, High Tor, Bostal Road** – Erection of 1 new dwelling.
Cllr Muggridge **proposed, seconded** by Cllr Muncey **OBJECTION due to the following Councillor Concerns**

- The outline planning application does not appear to satisfy any of the exceptions listed of SDNP Core Policy DC1 for building outside the development area.
- The planned large dwelling, a new market home, is sited on a highly elevated plot outside the Steyning Built up area and is visible from several other locations – Sopers Lane, The Ridings, Beeding Hill.
- Previous application in 2000 was refused due to being unsuitable for siting in this country side setting the proposed large 4-bedroom 2 storey house would seem more prominent and unsuitable.
- Access through the Mount park mobile home park, a long narrow concrete roadway, seems inadequate and could be very disruptive to residents during any build phase.
- Concern that outline planning permission could be used as a precedent for further proposed residential development on this site in the future.
- It's unclear from the plan how many mature trees and shrubs in this countryside location will be cleared. **Agreed**

- 130.5 DC/19/0609 – Gatewick, Church Lane** Fell 1 Ash Tree
Cllrs proposed **No Objection** subject to the advice of HDC's Arboricultural Officer.
Agreed

- 130.6 DC/19/0751– Watersmead, Dog Lane** – Surgery to 1 x Sycamore (Works to trees in a Conservatory Area)
Cllr Muncey declared a pecuniary interest in this application and took no part in the email decision.
Cllrs proposed **No Objection** subject to the advice of HDC's Arboricultural Officer.
Agreed.

The comments on the above applications have been Agreed by the Planning Committee's adopted email process to comply with HDC consultation dates.

130.7 DC/19/0666 – Robins Wood, Horsham Road – Application to confirm use as a single dwelling house began more than four years before the date of the application (Certificate of a Lawful Development – Existing)

Cllr Muggridge **proposed, seconded** by Cllr Hanson that there is a **concern for this Certificate of Lawful Development due to complaints from neighbours concerning Breach of Conditions for planning applications at this site for many years. There is evidence of 7 enforcements on this site for the building being used as a dwelling without permission and failing to comply with the law. Cllrs noted that the planning application form, section 4, has been incorrectly filled in and should state ‘An existing use, building work or activity in breach of a condition’. There is also no evidence of a witness statement included with this application. Agreed.**

130.8 DC/19/0730 –34 High Street – Demolition of existing domestic garage block and the erection of a single storey detached dwelling.

The owner of the next-door property voiced concern for the access to the neighbouring properties once the building work commences if the application is permitted.

Cllr Muncey **proposed, seconded** by Cllr Muggridge **OBJECTION to the current plan. Cllrs are concerned for the following reasons**

- **for the loss of a parking space**
- **the access in and out of the driveway to neighbouring properties whilst the work for the proposed building is in progress**
- **overdevelopment of the site and in an unsuitable area for a new dwelling**
- **Neighbours are concerned that the bin storage area may be lost**
- **The garage block may have asbestos within the structure.**

Cllrs agree with the Conservation Officers comments that the proposed building is not in keeping with the Conservation Area. **Agreed**

130.9 DC/19/0668 – 13 Newham Lane – Creation of a dropped kerb

Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection**

P18/131 LATE PLANS

131.1 SDNP/19/01578/CND – Highfields Cottage, Bostal Road – Removal/ Variation to condition 1 on previously approved SDNP/17/06385/FUL (Erection of replacement two storey. Three-bedroom family home with basement accommodation and garaging on the site of the existing High Cottage) Relating to the installation of pool to basement.

Cllr Muncey **proposed, seconded** by Cllr Muggridge **OBJECTION to the variation of condition 1 on application SDNP/17/06385/FUL for adding a lap pool which would create a large amount of excavation in a sensitive site and significantly increases the floor area of a dwelling which was a cottage. Cllrs feel this application is over development of the site and therefore stand by their original comment of OBJECTION to SDNP/17/06385/FUL. Agreed.**

- 131.2 DC/19/0857 – 10 Church Street** – Variation of condition 1 on previously approved application reference number DC/17/2479 (installation of a new hard standing area on an area of existing scrubland (Certificate of Lawful Development – Proposed) Relating to internal alterations to ceiling level and external alterations.
Cllr Muggridge **proposed, seconded** by Cllrs Hanson **No Objection** subject to the approval of the Conservation Officer. **Agreed.**
- 131.3 Amended application DC/19/0466 – 75 Shooting Fields** – Demolition of existing conservatory and erection of a two storey extension.
Cllr Hanson **proposed, seconded** by Cllr Muncey **OBJECTION** Cllrs acknowledge that the applicant has made changes to the application but they are still concerned that the proposal for a 2 storey extension would set an unwelcome precedent in an area that has no other 2 storey extensions. **Agreed.**
- 131.4 DC/19/0894 – Steyning Post Office, 44 High Street** – Installation of an external stair for access to domestic accommodation above Steyning Post Office (LBC)
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection** to the proposed external staircase.
Cllrs are concerned that the drawings submitted with this plan show other changes e.g. windows/by-fold doors which have not been considered as part of this plan.
Agreed.

P18/132 ENFORCEMENT NOTIFICATIONS

- 132.1 Robins Wood** - A Breach of Condition notice was issued on 14th February. Cessation of the use of the building for habitable accommodation should be by August 2019. Certificate of Lawful Development – Existing has been received.
- 132.2 Untidy Land Notice (s215)** – HDC are working with the SDNP Enforcement team and will be looking to serve an enforcement notice on the land. The health and safety executive were also contacted by SDNP and either have or will be visiting the site.

P18/133 PLANNING DECISIONS FROM HDC

Agreed

- 133.1 DC/19/0090 - 24 Church Street** - Erection of a rear conservatory, removal of rotted shiplap boarding and replacement with insulated render. Addition of first floor vertical tile hanging to rear and replacement of rear box frame windows.
- 133.2 DC/19/0420 - Mill End, Sir Georges Place** - Surgery 1 x Willow (Work to tree in Conservation Area)
- 133.3 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. (Listed Building Consent).
- 133.4 DC/19/0116- 35 Church Street** -Erection of a two storey extension to existing outbuilding with open carport

- 133.5 DC/19/0118 - Wappingthorn Manor Horsham Road** -Internal alterations. Replacement of existing north facing hardwood screen and windows with modern doorway and glazed screen (Listed Building Consent).
- 133.6 DC/19/0334 - Rockin Good Peanut Ltd 60 - 62 High Street** - Installation of a window to front elevation and internal alterations to ground floor office space (Full Application)
- 133.7 DC/19/0335 - Rockin Good Peanut Ltd 60 - 62 High Street** - Installation of a window to front elevation and internal alterations to ground floor office space (Listed Building)
- 133.8 DC/19/0358 - Rockin Good Peanut Ltd 60 - 62 High Street** - Erection of 1 x Office front sign and 1 x wall hanging sign
- 133.9 DC/19/0433 - 33 Penfold Way** - Erection of a single storey front extension
- 133.10 DC/18/2448 - Wappingthorn Manor Horsham Road** - Erection of a single storey side extension (Householder Planning)
- 133.11 DC/18/2449 - Wappingthorn Manor Horsham Road** - Erection of a single storey side extension (Listed Building Consent)
- 133.12 DC/19/0461 - Nash Grange Farm Horsham Road** - Erection of a single storey side extension

Withdrawn

- 133.13 DC/19/0367 - The White Horse Inn 23 High Street** - Erection of a covered seating area, new paving and installation of external lighting. (Full Application)
- 133.14 DC/19/0368 - The White Horse Inn 23 High Street** - Erection of a covered seating area, new paving and installation of external lighting (Listed Building Consent)

P18/134 ARTICLE 4 DIRECTION.

- 134.1** There is no update for the Article 4 Direction. Awaiting correspondence from Mark McLaughlin at Horsham District Council for a meeting date to discuss the application. The Chairman commended Cllr Muncey and the Article 4 Direction Team for their work on this project and it is hoped the new council will continue the project.

P18/135 CORRESPONDENCE/INFORMATION

- 135.1** Information concerning WSCC/033/19 FOR Steyning Grammar School Shooting Field advising of an application for Construction of new single storey replacement teaching block and demolition of 10 existing temporary teaching blocks. Deputy Clerk to send the planning information to the committee members and request comments for the plan and send to WSCC.
- 135.2** Manny Singh email re consultation on Local Requirements for the validation of planning applications from 17th April to 29th May. Cllr Muncey had looked at the consultation and Cllrs discussed wording for a response to be sent to HDC. Cllr Muncey to send the proposed wording to councillors for agreement.
- 135.3** Notice of Appeal under section 78 for DC/18/1810 – proposed conversion of former Lloyds Bank to provide 1no retail unit and 4no flats, the erection of 2no dwellings to

rear yard area and conversion of existing barn with associated car parking (Full Application)

P18/136 Date of Next Meeting

136.1 Monday 20th May 2019 at 7.30pm

The Chairman closed the meeting at 8.55pm