

Steyning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 22ND OCTOBER 2018 AT 7.30PM AT THE STEYNING CENTRE

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

Members of the public: Cllr G Sullivan

Clerk – Hazel Roxby

MINUTES

P18/60 APOLOGIES

60.1 There were apologies received from Cllrs Pearcey & Trundle

P18/61 DECLARATIONS OF INTEREST –

61.1 There was a declaration of personal interest from Councillor S Sullivan to item 64.1 as she knows residents in the road.

P18/62 MINUTES – to agree and sign the minutes of the 24th September 2018

62.1 Cllr Muggridge **proposed, seconded by** Cllr Hanson that the minutes of 24th September be accepted as a true record. **Agreed.**

P18/63 MATTERS ARISING AND ACTIONS.

63.1- Letters sent to 2 Villages with Article 4 Directions and to Mr Fellows of Havant
57.1 Brough Council. **Actioned Discussion will be taken under item 68.1**

P18/64 PLANNING APPLICATIONS

64.1 DC/18/2016 – 44 Penfold Way – Surgery to 3 X Sycamore Trees (Works to Trees in a Conservation Area)
Cllrs Agreed No Objection subject to the advice of HDC's Arboricultural Officer.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
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64.2 DC/18/2094 – The White Horse Inn, High Street – Retrospective application for the erection of an external store to the garden.

Cllr Muggridge **proposed, seconded** by Cllr Muncey **OBJECTION to the application due to the store being in close proximity to the Listed Building. The area is a much-photographed corner and the store will spoil the view of the Listed Building. The design of the store is out of keeping in the Conservation Area, the structure dominates the view of the High Street and detracts from the street scene. Cllrs are concerned that the appearance of the store with a hatch type opening to the front is not as would be expected for an external store. Cllrs believe that the plan is contrary to Policy 34 items 3,4 and 7 of the Horsham Local Plan. Agreed.**

Cllr Muggridge **proposed, seconded** by Cllr Muncey that the office write to the Brewery to express disappointment that planning applications are not being submitted in accordance with the correct process for being in a Conservation Area.

P18/65 LATE PLANS

65.1 DC/18/2193 & 2194 – Springwells Bed and Breakfast, 9 High Street – Demolition and replacement of wall and gate, erection of concrete yard, hard standing and Ramp (**Full Planning and LBC**)

Cllr Muncey proposed, seconded by Cllr Sullivan OBJECTION to the concrete screed which has already been installed in front of the Grade II Listed Building, Cllrs feel that more sympathetic materials could have been used. Cllrs have no objection to the wall and gate providing matching materials are used to include flint. Agreed.

65.2 DC/18/2195 & 2222 – Springwells Bed and Breakfast 9 High Street – Variation to condition 1 to previously approved application DC/17/2306 (Proposed repositioning of external door and window following internal reconfiguration)

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

65.3 DC/18/2197& 2197 – Springwells Bed and Breakfast, 9 High Street – Removal and replacement of external stairway(Full planning and LBC)

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

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

Cllr Hanson **proposed, seconded** by Cllr Sullivan **No Objection. Agreed.**

65.5 SDNP/18/05218/FUL – Maudlin Mill Farm, Bostal Road – Conversion and extension of existing ROC underground monitoring station to overnight accommodation for walkers and cyclists. This will require exposing the north elevation of the bunker to create new access and light.

Cllr Muggridge **proposed, seconded** by Cllr Sullivan **No Objection. Cllrs support this application with the reuse of a redundant building and facilities for tourists. Agreed**

P18/66 ENFORCEMENT NOTIFICATIONS

- 66.1 47 High Street update** - No further update
- 66.2 Robins Wood** – No further update
- 66.3 Untidy Land Notice (s215) Chalk Pit, Newham Lane** – No Further update
- 66.4 Compliance complaint re the White Horse Inn** – Planning application received.
Councillors are concerned that there have been no updates on Robins Wood enforcement letter and no further action has been taken on the Untidy Land Notice at the Chalk Pit. The Deputy Clerk to email HDC with their concerns. Cllrs Muncey and Hanson delegated to proof read the emails before sending.

P18/67 PLANNING DECISIONS FROM HDC

Agreed

- 67.1 DC/18/0496 - 58 - 62 High Street** - Conversion of first floor into 4 self-contained flats and a two storey first and second floor extension including addition of side terraces to north west elevation, and conversion of attached outbuilding into a holiday let (Full application)
- 67.2 DC/18/0497 - 58 - 62 High Street** - Conversion of first floor into 4 self-contained flats including a two storey first and second floor extension including addition of side terraces to north west elevations, and conversion of attached outbuilding into a holiday let (Listed Building Consent)
- 67.3 DC/18/1230 - 10 Kings Barn Lane** - Loft conversion including installation of a front dormer window, roof lights and erection of a first floor extension including a balcony to the South elevation. Widening of existing ground floor extension. Proposed new front crossover to create two off-road parking spaces.
- 67.4 DC/18/1553 - 3 Stonecroft Tanyard Lane** - Erection of a rear single storey extension.
- 67.5 DC/18/1564 - Gatewick Farm Steyning Bypass** - Demolition of existing porta cabin and erection of a replacement building comprising of office and ancillary facilities.
- 67.6 DC/18/1661 - Headley Cottage 50 Goring Road** - Amendment of Condition 1 to previously permitted application DC/17/2567 (Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.)To allow for minor design changes.
- 67.7 DC/18/1907 - Dingemans Court Shooting Field** - Surgery to 1 x Silver Maple
- 67.8 DC/18/1948 - Old Timbers 84 High Street** - Fell 1 x Leylandii (Works to Trees in a Conservation Area)
- 67.9 DC/18/0827 - Strivens Barn Middle Mead** - Application to confirm the mixed D1 (non-residential institutions) and D2 (assembly and leisure) use of Strivens Barn for a continuous period in excess of ten years. (Certificate of Lawful Development - Existing)
- 67.10 DC/18/1772 - Cheriton 45 Goring Road** - Erection of low level storage extension with new access to existing patio, installation of rear terrace at ground level and exterior stairs.
- 67.11 DC/18/1795 - 89 High Street** -Removal of existing bathroom and internal alterations to provide main drain connected WC's at first floor level to 2 bedrooms (Listed Building Consent)

Withdrawn

- 67.12 DC/18/1696 - 18 Rosemary Avenue** - Proposed conversion of existing detached garage/workshop to a dwelling house.

Refused

- 67.13 DC/18/1709 - 37 Kings Barn Lane** - Erection of a first floor with raised roof including installation of two front dormer windows and rear dormer window.

P18/68 Article 4 Direction.

- 68.1** The letters of response from Amberley, Slinfold and Havant Brough Council were read out. It appears from the responses that a letter drop to residents had not been a requirement for them to get an Article 4 Direction. Cllr Muncey **proposed, seconded** by Cllr Hanson that Cllr Muncey will investigate further the need for public consultation for an Article 4 Direction and to draft a letter to Horsham District Council to query the information they have given and to check with Cllr Lloyd, District Councillor, that he is in agreement before the letter is sent . **Agreed.**

P18/69 CORRESPONDENCE/INFORMATION

- 69.1 Amendment to DC/18/1688 – Land to rear of 60-62 High Street** – Cllrs felt that their comments of objection were sufficient, and no further comments were sent in.
- 69.2** Information received concerning Southwater Neighbourhood Plan was tabled for information.

P18/70 Date of Next Meeting

- 70.1 Monday 26th November 2018**

The Chairman closed the meeting at 8.45 pm