

Steypning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 22ND JANUARY 2018 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Muggridge, S Sullivan, Hanson and Trundle

Members of the public: 4 including Cllrs G Sullivan and M Willett.

Clerk – Hazel Roxby

MINUTES

P17/76 APOLOGIES

76.1 There were apologies received from Cllrs Picking and Pearcey

P17/77 DECLARATIONS OF INTEREST –

77.1 There were no declarations of interest from Councillors.

P17/78 MINUTES – to agree and sign the minutes of the 19th December 2017

78.1 Cllr Hanson **Proposed, seconded by** Cllr Muggridge that the minutes of 19th December be accepted as a true record. **Agreed.**

P17/79 MATTERS ARISING AND ACTIONS.

79.1 An email was sent to Cllr David Barling, WSCC, concerning the safety issue of the lay-by beside the Chalk Pit in Newham Lane. A response is awaited. Also noted in Enforcement Items.

79.2 Information has been received that Planning Applications DC/17/2620 – 2621 – 2625 and 2626 for Lloyds Bank and Land to rear of Lloyds Bank have been called in for HDC committee decision.

P17/80 PLANNING APPLICATIONS

80.1 **SDNP/17/06385/FUL – Highfields Cottage, Bostal Road** – Erection of a replacement property on existing site of Highfields Cottage; described as a two storey three bedroom family home with basement accommodation and garaging.
Cllr Muggridge **proposed, seconded by** Cllr Sullivan - **OBJECTION** due to the nature and scale of the development; an over 200% increase in floor area shown as 4 floors in this application, which appears to be replacing a country cottage with something approaching a mansion. As such this proposal appears to still breach Policy SD28.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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Cllrs are concerned that the planned removal of the row of mature trees will negatively impact the views into the site from the highway. The design of the building does not seem to be in keeping with its sensitive location in the park, nor the prominence of windows at the front. The overall height of the proposed building would be in excess of the existing house, and would be highly visible and prominent when viewed from the popular bridleway extending from Sopers Lane to the scenic Steyning Bowl.

Cllrs are also concerned that the building work that will be required for this proposal will need extensive excavation into the South Downs National Park, and the removal of vast quantities of chalk & subsoil. **Agreed.**

- 80.2 DC/17/2863 – 5 Saxon Road** – Removal of Condition 1 to previously approved DC/17/0637 (Increase ridge height of roof to create habitable accommodation, erection of a single storey rear extension, garage conversion and infill with new window, demolition of front porch and erection of new front porch). Additional roof lights have been added. Two roof lights on each side elevation and three frontal roof lights.
Cllr Trundle **proposed, seconded** by Cllr Muggridge **No Objection. Agreed.**

- 80.3 DC/17/2880 – 1 Gatewycke Terrace** – Fell 1 x Conifer (Work to Trees in a Conservation Area).
Cllr Trundle **Proposed, second** by Cllr Hanson **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed**

- 80.4 DC/18/0031 – 7 Rosemary Close** – Side ground floor extension to infill between dwelling and detached garage and rendered finish to dwelling to match façade.
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**

- 80.5 DC/18/0049 – Sparrows Cottage , Castle Lane** – Erection of a garage extension and a rear single storey extension.
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection** subject to the workshop being for private use only. **Agreed.**

- 80.6 DC/18/0013 – Rose Cottage, Jarvis Lane** – Removal of existing detached garage and side extension. Erection of replacement of single-storey extension with integral double garage and pitched roof.
Cllr Trundle **proposed, seconded** by Cllr Muggridge **No Objection. Agreed.**

- 80.7 DC/17/2753 – Faggs Barn, Dog Lane** – Surgery to 1 x Holly (Works to trees in a Conservation Area).
Cllr Trundle **proposed, seconded** by Cllr Hanson **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed**

P17/81 LATE PLANS

- 81.1 DC/18/0110 – Watersmead, Dog Lane** - Surgery to 1 x Silver Birch, 1 x Cypress, 1 x Willow, 1 X Alder (Works to Trees in a Conservation Area)
Cllr Trundle **proposed, seconded** by Cllr Sullivan **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed**

P17/82 ENFORCEMENT NOTIFICATIONS

- 82.1 White House** - Unauthorised high fence – Newham Lane - No updates. Deputy Clerk to follow up this enforcement.
- 82.2** There are no updates on 47 High Street.
- 82.3** An Enforcement has been sent to HDC Re Robins Wood.
- 82.4** Untidy Land Notice (s215) for the lay- by at the Newham Lane quarry site has been reported to HDC. (SDNP/18/00042/SEC215)

P17/83 PLANNING DECISIONS FROM HDC

Agreed

- 83.1 DC/17/2154 – Ashburton, High Street** - Surgery to 1 x Holm Oak, 1 x Yew and 1 x Fig
- 83.2 DC/17/2751 - The Old Priory, Vicarage Lane** - Fell 1 x Conifer and Surgery to 1 x Yew, 1 x Conifer, 1 x Willow and 1 x Leylandii Hedge (Works to Trees in a Conservation Area)
- 83.3 DC/17/2585 - Charlton House, 5 High Street** - Surgery to 2 x Yew Trees (Works to Trees in a Conservation Area)
- 83.4 DC/17/2732 - 81 High Street** - Fell 1 x Cordyline (Works to Trees in a Conservation Area)
- 83.5 DC/17/1858 - Malthouse Cottage Horsham Road** - Installation of 41 solar panels on land to north of Malthouse Cottage

P17/84 CORRESPONDENCE/INFORMATION

- 84-1** HDC have informed that a notification of an appeal submission against refusal of planning on **DC/17/2105 1 Rosemary Avenue** - Proposed replacement of existing boundary wall and erection of replacement wooden fence to side and rear. The appeal will be dealt with on the written representations basis (Part 1 of the Town and Country Planning regulations 2009).
- 84.2** A new Compliance Officer has been in post from Monday 15th January. A temporary Compliance Officer will also be in place from 22nd January for approximately 3 month to deal with existing cases that John Attfield was dealing with.

P17/85 LETTER FROM PEGASUS GROUP –

Following a lengthy discussion

Cllr Sullivan **proposed, seconded** by Cllr Hanson - A majority of Cllrs, 3 for and 1 against, 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.

P17/86 DATE OF NEXT MEETING Monday 26th February 2018 at 7.30pm

The Chairman closed the meeting at 9.02pm

