

Steypning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 23RD APRIL 2018 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Muggridge, Hanson, Sullivan Trundle and Pearcey

Members of the public: 3 including Cllr G Sullivan

Clerk – Hazel Roxby

MINUTES

P17/106 APOLOGIES

106.1 There were apologies received from Cllrs Picking

P17/107 DECLARATIONS OF INTEREST –

107.1 There were no declarations of interest from Councillors.

P17/108 MINUTES – to agree and sign the minutes of the 26TH March 2018

108.1 Cllr Trundle **proposed, seconded by** Cllr Pearcey that the minutes of 26th March be accepted as a true record. **Agreed.**

P17/109 MATTERS ARISING AND ACTIONS.

109.1 Updates for enforcement notifications are an agenda item.

109.2 It was noted that the Newmans Carpark to High Street Twitten closure has been delayed until 20th May. There are ongoing conversations regarding alternative path access. The Amenities Committee will be discussing this at their meeting on 24th April.

P17/110 PLANNING APPLICATIONS

110.1 DC/18/0592- Gatewick House Church Lane – Surgery to 2 x Hawthorn, 2 x Portuguese Laurel, 1 x Silver Birch, 1 x Ash, 1 X Willow, 1 x Field Maple (Works to Trees in a Conservation Area).
Cllr Trundle **proposed, seconded by** Cllr Hanson **No Objection** subject to the advice of Horsham District Councils Arboricultural Officer. **Agreed**

- 110.2 DC/18/0652 – 85 High Street** – Demolition of existing entrance steps and erection of replacement Planning and LBC.
Cllr Sullivan **proposed, seconded** by Cllr Pearcey **No Objection. Agreed.**
- 110.3 DC/18/0695 – 19 Middle Mead** – Erection of single storey front extension
Cllr Trundle **proposed, seconded** by Cllr Hanson **No Objection. Agreed with 1 abstention.**
- 110.4 SDNP/18/00491/FUL – Camping Site , The White House, Newham Lane -**
Retrospective application for the erection of 1.5m high boundary fence
Cllr Trundle **proposed, seconded** by Cllr Muggridge **No Objection. Agreed.**
- 110.5 DC/18/0755 - Myatts White Horse Square -** Replacement of rear glazed roof with a slate roof and rooflight
Cllr Trundle **proposed, seconded** by Cllr Muggridge **No Objection. Agreed.**
- 110.6 SDNP/18/01839/CND – Red Roofs, Broadbourne, Horsham Road** – Removal of condition (a) for previously approved application ST/3/52 to remove agricultural occupancy of Red Roofs
Cllr Hanson **proposed, seconded** by Cllr Sullivan **No Objection. Agreed with 2 abstentions.**
- P17/111 LATE PLANS**
- 111.1 DC/18/0799 – Brook View, Roman Road** – Demolition of existing dwelling and erection of 2 x detached single storey dwellings with associated hardstanding and landscaping.
Cllrs commented that they felt the proposal is very good use of the site.
Cllr Trundle **proposed, seconded** by Cllr Sullivan **No Objection. Agreed.**
- 111.2 DC/18/0713 – Vicarage, Station Road** – Surgery to 1 x Crab Apple and 1 x Apple(Works to Trees in A Conservation Area)
Cllr Trundle **proposed, seconded** by Cllr Sullivan **No Objection subject to the advice of Horsham District Councils Arboricultural Officer. Agreed.**
- 111.3 DC/18/0816 – 124 High Street-** Erection of a rear oak framed garden room.
Amendments following approval of previous applications (DC/17/0155 AND DC/17/0156Householder)
Cllr Trundle **proposed, seconded** by Cllr Sullivan **No Objection. Agreed.**
- P17/112 ENFORCEMENT NOTIFICATIONS**
- 112.1 White House - Unauthorised high fence – Newham Lane** – Is now a retrospective planning application
- 112.2 47 High Street -** The Enforcement Officer, Cllr Lloyd and the owner have met to discuss either submitting for listed building consent or paint the with an agreed colour from the list of colours that have now been supplied. The Enforcement

Officer is waiting to hear from the owner with a preferred colour and with confirm it with the Conservation Officer. Deputy Clerk was asked to locate previous letter to residents and business in the Conservation Area and bring back to next meeting

112.3 The Enforcement for Robins Wood is being investigated; a letter for a Breach of condition notice is being prepared and should be issued in the next 4 – 6 weeks.

112.4 SDNP/18/00042/SEC215 Untidy Land Notice (s215) for the lay- by at the Newham Lane The enforcement officer has informed that the “layby” is not in WSCC ownership and forms part of the land owned by the site, therefore there is no restriction on the owner parking vehicles there. A request has been made that materials are not stored outside the gates and the Enforcement Officer will be monitoring this. Due to the lawful use of the site the Councils view is that it is not expedient to take action at the current time.

P17/113 PLANNING DECISIONS FROM HDC

Agreed

113.1 DC/17/2863- 5 Saxon Road - Variation 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) for the addition of two roof lights to the front roofslope and an addition rooflight on each side elevation, the render of the rear/side elevations, and a front porch extension.

113.2 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. (Listed Building Consent)

113.3 DC/18/0273 - Springwells 9 High Street - Demolition of existing external stairway and erection of replacement timber staircase (Full Planning)

113.4 DC/18/0275 - Springwells 9 High Street - Demolition of existing external stairway and erection of replacement timber staircase (Listed Building Consent)

113.5 DC/18/0254 - Yew Tree Cottage Horsham Road - Surgery to 1 x Cypress and 1 x Cedar (Works to Trees in a Conservation Area)

113.6 DC/17/1943 - Mobile Home Calcot Farm Horsham Road - Application to confirm that mobile home (mobile home 1) has been used as a dwelling house (C3 Use) together with a second mobile home (mobile home 2) as ancillary residential storage, associated residential curtilage and parking areas for a continual period

113.7 DC/18/0199 - Saxon Cottage 26 Church Street - Internal fire protection works including repositioning of fuse box and installation of surrounding new cupboard. (Listed Building Consent)

113.8 DC/18/0315 - Saffrons Holland Road - Surgery to 1 x Yew and 1 x Ash

REFUSED

113.9 DC/18/0209 - Steyning Football Club Shooting Field - Replacement of an existing 16m floodlight with a 20m slimline mast to support 3no. shrouded telecommunication antennas and installation of 3no. ground based equipment cabinets to provide mobile electronic communication services

**P17/114 CONSULTATION ON THE LOCAL PLAN REVIEW ISSUES AND OPTIONS-
EMPLOYMENT, TOURISM AND SUSTAINABLE RURAL DEVELOPMENT APRIL 2018
(REGULATION 18 CONSULTATION)**

- 114-1** Horsham District Council have informed of the consultation on the Local Plan Review Issues and Options. The consultation runs until 5pm on 25th May. All parish councillors have been informed and asked to forward any comments to the planning committee. No comments have been received from councillors to date. Deputy Clerk to email all councillors to asked that any comments be email in by Monday 14th May to enable the planning committee to collate comments to form a response to be agreed at the next planning meeting on 22nd May.

P17/115 ARTICLE 4 DIRECTION

- 115.1** It was noted at the Parish Council Meeting on 16th April requested that the planning committee look into the possibility of pursuing the Article 4 Direction. Mark McLaughlin at HDC has advised that there are no resources at HDC to help with an Article 4 Direction. Deputy Clerk to ask HDC if SPC arrange for an Article 4 Direction to be produced would it be enforced by HDC. Additionally is the Article primarily used to curtail permitted development rights of properties in the specified Area. Deputy Clerk was also asked to find more information on what Article 4 is and how it is used.

P17/116 CORRESPONDENCE/INFORMATION

- 116.1** Information from WSCC on application DC/17/2115 Springwells Hotel, 9 High Street.
- 116.2** Information regarding the “calling in” of planning applications through the District Councillors has been received. If the planning committee request a local planning application to be called in it needs to ensure that a member of the committee is able to attend to speak on behalf of the committee at HDC planning meetings.
- 116.3** Issues at Dog Lane have been passed to WSCC Highways for a site visit.
- 116.4** The fence at Kings Barn Lane has been reduced in height in accordance with the enforcement notification, and subsequent retrospective planning application.

**P17/117 Date of Next Meeting
Tuesday 22nd May**

The Chairman closed the meeting at 9.12pm