

Steypning Parish Council



The Steypning Centre, Fletcher's Croft, Steypning,
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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 20TH AUGUST 2018 AT 7.30PM AT THE STEYNING CENTRE

Present: Cllrs Hanson, Muggridge, Muncey and Picking

Members of the public: None

Clerk – Hazel Roxby

MINUTES

P18/38 APOLOGIES

- 38.1** There were apologies received from Cllrs Trundle and Pearcey
Absent Cllr S Sullivan

P18/39 DECLARATIONS OF INTEREST –

- 39.1** There were no declarations of interest from Councillors

P18/40 MINUTES – to agree and sign the minutes of the 23rd July 2018

- 40.1** Cllr Muggridge **proposed, seconded by** Cllr Hanson that the minutes of 23rd July be accepted as a true record. **Agreed.**

P18/41 MATTERS ARISING AND ACTIONS.

- 41.1** The SHELAA call for sites Consultation responses have been sent to HDC . An email confirming receipt of the responses has been received. HDC informed that completed and excluded sites from last year SHELAA will not be included in the new one which will be published mid- December.

P18/42 PLANNING APPLICATIONS

- 42.1 DC/18/1512 – 517558 – 111369 Tanyard Lane** – Erection of an archway (with fretwork canopy) marking the route from the Tanyard Lane public car park to Steypning High Street
Cllr Muggridge **proposed, seconded by** Cllr Muncey **No Objection. Agreed 3 and 1 abstention**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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- 42.2 DC/18/1553 – 3 Stonecroft, Tanyard Lane** – Erection of a rear single storey extension.
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**
- 42.3 DC/18/1288 & 1287 – Three Tuns House, High Street** – Erection of entrance gates to existing driveway (Householder and LBC)
Cllr Muggridge **proposed, seconded** by Cllr Picking **OBJECTION**
The proposed tall, close-railed gates seem unnecessarily high to achieve driveway security, and their imposing design would have a negative visual effect on the adjacent listed buildings and the street scene in this important part of the Conservation Area. Councillors are concerned that highway safety may well be compromised with the very limited space available when vehicles are waiting for gates to open, as this part of the High Street includes a blind bend and can be busy and include fast moving traffic. A car protruding into the road would also block the pavement so there may well be a pedestrian safety issue as well. Should the application be permitted, councillors would ask that consideration be given to requiring lower (4ft) gates and ideally follow the Conservation Officer's recommendation that different materials be used (wood). The left-hand gatepost should be free-standing and sited on the outer edge of the Norfolk Cottages flower-beds, this allowing them pedestrian access. They also suggest the larger gate be on the opposite side of the driveway, to avoid partially blocking a window in Norfolk Cottages. Agreed.
- 42.4 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.
Cllr Hanson **proposed, seconded** by Cllr Muncey **No Objection** providing the proposed balcony is actually a Juliet balcony; the current drawing appears to show outward opening balcony doors with some walk-out space. **Agreed.**
- 42.5 DC/18/1564 – Gatewick Farm – Steyning Bypass** - Demolition of existing porta cabin and erection of a replacement building comprising of office and ancillary facilities.
Cllr Picking **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**
- 42.6 DC/18/1636 – 20 Reads Walk, Shooting Field** – Fell 1 x Maple Tree
Cllr Muggridge proposed, seconded by Cllr Hanson **OBJECTION. The application states that the tree has a TPO, however no evidence or written technical report has been provided to substantiate the reasons for felling this tree. Agreed**
- 42.7 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. External south west wall and windows amended.

Cllr Muncey **proposed**, seconded by Cllr Muggridge **OBJECTION**. Councillors are concerned that the new single pane windows are out of keeping with neighbouring properties and the street scene, and would like to see the windows broadly match the other properties including some horizontal bars. The council's original comment for DC/17/2567 (that a style of windows should be re-considered to better match the design heritage of the building proposed. e.g. sash style windows) still stands. Agreed.

P18/43 LATE PLANS

- 43.1 DC/18/1722 & 1723 - 124 High Street** – Erection of a single storey rear extension including glazed link to main dwelling (Householder) & LBC
Cllr Muncey **proposed** seconded by Muggridge **OBJECTION** The proposed building detracts from the Grade ii Listed Building, unlike the previous garden room designs. Councillors are concerned that the drawing shows bricks in the rear elevation much higher than the damp course level indicated in the application, and much less visually pleasing. The roof design is unappealing and looks out of character attached to a listed building. Agreed 3 with 1 abstention.
- 43.2 DC/18/1696 – 18 Rosemary Avenue** – Proposed conversion of existing detached garage/workshop to a dwelling house.
Cllr Muggridge **proposed**, seconded by Cllr Hanson **No Objection**. Agreed.
- 43.3 DC/18/1688 – Land to the rear of 60 –62 High Street - .** Erection of a detached two storey dwelling on land to the rear of 60/62 High Street Steyning including the erection of 1.8m high flint wall to the south elevation and erection of new front gates
Cllr Muncey **proposed**, seconded by Cllr Hanson **OBJECTION**. The access to the proposed new building is via an awkward, crowded parking area which is part of application DC/18/0497. Councillors would ask that this application is discussed and decided in conjunction with plan DC/18/0497 as they share a common entrance and are effectively part of the overall proposed development. Councillors are concerned that the entire proposal is an overdevelopment infill within the Conservation Area. Agreed.

P18/44 ENFORCEMENT NOTIFICATIONS

- 44.1 47 High Street update** - Enforcement Officer await Owners correspondence
- 44.2** HDC have informed that a Breach of Condition Re Robins Wood is still to be sent.
- 44.3** Untidy Land Notice (s215) Chalk Pit, Newham Lane – The Enforcement Officer has informed that further guidance is being sought for a satisfactory way forward to resolve the reported issues.

P18/45 PLANNING DECISIONS FROM HDC

Agreed

- 45.1 DC/18/1270 - Bradbourne House, Wykeham Close** - Fell 6 x Sycamore, 1 x Conifer

and Surgery to 1 x Beech, 1 x Sycamore (Works to Trees in a Conservation Area)
DC/18/1335 - Tribschen Mouse Lane - Surgery 1 x laurel (Works to Trees in a Conservation Area)

45.2

Refused

45.3 DC/18/1188 - Little Orchard, 13 Kings Barn Lane - Erection of a rear balcony at first floor level

45.4 DC/18/1164 - 103 High Street - Erection of a single storey side extension and various internal alterations (Householder application)

45.5 DC/18/1165 - 103 High Street - Erection of a single storey side extension and various internal alterations (Listed Building Consent)

Withdrawn

45.6 DC/18/1452 - Oakes House, The Crescent - Demolition of external tiled canopy and the external steps to west elevation and erection of a single story timber conservatory with glazed elevations and gable ends

45.7 DC/18/1447 - Headley Cottage, 50 Goring Road - Non-material amendment to previously approved application DC/17/2567 (Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.) Amendments to external south-west wall and roof.

P18/46 ARTICLE 4 DIRECTION

Further to the last meeting Cllr Muncey contacted Cllr Lloyd to discuss with Mark McLaughlin the councils requests for an Article 4 Direction. Mark McLaughlin has responded proposing a meeting with representatives of the planning committee and Cllr Lloyd, with himself and 3 colleagues from HDC. Deputy Clerk to request availability for the dates offered with the members of the planning committee. It was agreed that the Deputy Clerk and the Chairman of Planning will finalise the committee attendees from those available (1-3 to attend the meeting).

P18/47 CORRESPONDENCE/INFORMATION

47.1 Information received from West Sussex County Council - update on the Minerals and Waste Planning Policy. Sent to all Councillors and placed on the Website

47.2 South Downs National Park Local Plan further information has been sent out to all councillors.

P18/48 Date of Next Meeting
Monday 24th September 2018

The Chairman closed the meeting at 9.10pm

