

Steypning Parish Council



The Steypning Centre, Fletcher's Croft, Steypning,
West Sussex, BN44 3XZ

www.steyningpc.gov.uk

Telephone: 01903 812042

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 25TH JUNE 2018 AT 7.30PM AT THE STEYPNING CENTRE

Present: Cllrs Hanson, Muggridge and Muncey,

Members of the public: None

Clerk – Hazel Roxby

MINUTES

P18/15 APOLOGIES

- 15.1** There were apologies received from Cllrs Picking, S Sullivan, Trundle and Pearcey

P18/16 DECLARATIONS OF INTEREST –

- 16.1** There were no declarations of interest from Councillors.

P17/17 MINUTES – to agree and sign the minutes of the 22nd May 2018

- 17.1** Cllr Hanson **proposed, seconded by** Cllr Muggridge that the minutes of 22nd May be accepted as a true record. **Agreed.**

P18/18 MATTERS ARISING AND ACTIONS.

- 18.1** A guidance for Parish Council planning committees was tabled to assist councillors with valid grounds for objections. Deputy Clerk to send out to all members of planning committee.
- 18.2** The email consultation for DC/18/1000 Herons Farm was actioned by committee members, and the agreed OBJECTION comment was sent to HDC.

P18/19 PLANNING APPLICATIONS

- 19.1 DC/18/1140 – 6 Norfolk Cottages, High Street** – Fell 1 X Laburnum (Works to Tree in a Conservation Area)
Cllr Muggridge **proposed, seconded by** Cllr Muncey No Objection subject to the advice of HDC's Arboricultural Officer . **Agreed**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

- 19.2 DC/18/1164 & 1165 – 103 High Street** - Erection of a single storey side extension and various internal alterations (LBC)
Cllr Muggridge **proposed, seconded** by Cllr Hanson **OBJECTION** Cllrs are concerned that the scale of the proposed extension would visually dominate the existing historic Grade ii* Listed building and be harmful to this very significant building as well as the street scene, and would therefore be contrary to Policy 33 & 34 of the Horsham Local Plan. The scale of the proposed extension, taken together with the existing extension to the rear is over-development of the site. Councillors also considered the proposed modern design of the extension was inappropriate, would be out of character in the Conservation Area. **Agreed**
- 19.3 DC/18/1166 – Tunsgate, Jarvis Lane** – Surgery to 4 x Sycamore Trees (Works to Trees in a Conservation Area)
Cllr Muggridge **proposed, seconded** by Cllr Muncey **No Objection. Agreed**
- 19.4 DC/18/1188 – Little Orchard, 13 Kings Barn Lane** – Erection of a balcony on rear elevation at first floor level
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection. Agreed**
- 19.5 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)
Cllr Muggridge **proposed, seconded** by Cllr Muncey **No Objection. Agreed**
- 19.6 DC/18/0496 & 0497 – Amendment – 60 – 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 south east and north west elevations. Conversion of attached outbuilding into a holiday let including erection of front porch and associated landscaping. Erection of rear garage.
Cllr Muggridge **proposed, seconded** by Cllr Hanson **Objection** Cllrs are still concerned that the proposed building is overdevelopment of the site in the Conservation Area. They are still concerned with the height of the proposed building and the overshadowing of the existing properties. **Agreed**
- 19.7 DC/18/1270-Bradbourne House, Wykeham Close** – Fell 6 x Sycamore 1 x Conifer and Surgery to 1 Beech, 1 x Sycamore (Works to trees in a Conservation Area)
Cllr Muggridge **proposed, seconded** by Cllr Muncey **OBJECTION** to the felling of the 6 Sycamore trees. The very large trees form a canopy along the lane and to fell these trees will alter the street scene as viewed from the High Street in the Conservation Area. Cllrs request that the Arboricultural Officer visit the site and recommend appropriate action, possibly including whether pollarding is a more appropriate option, rather than felling of these six well-established trees. Cllrs have **No Objection** to the surgery of the conifer tree. **Agreed.**

P18/20 LATE PLANS

- 20.1 DC/18/0996-St Andrews, 19 Goring Road** – New dropped kerb access from Goring Road
Cllr Muggridge **proposed, seconded by** Cllr Muncey **OBJECTION** Cllrs are concerned that the proposed additional entrance will set an unwelcome precedent in Goring Road where there are many large dwellings, all with single access. There is already considerable on-street parking in this residential road, and each dual access reduces the available on-street parking space. A site visit appeared to confirm that sight lines in both directions from the existing driveway access are in fact good, and that the existing driveway & parking area is large with ample turning space on site, in common with many other properties in the road. Agreed

P18/21 ENFORCEMENT NOTIFICATIONS

- 21.1 47 High Street update** - Enforcement Officer await Owners correspondence
21.2 An Enforcement has been sent to HDC Re Robins Wood. – No Update
21.3 Untidy Land Notice (s215) – No further action - Enforcement officer is monitoring the situation and also looking into a report of excavation of the bank.

P18/22 PLANNING DECISIONS FROM HDC

Agreed

- 22.1 DC/17/2621-Land To The Rear of Lloyds Bank TSB Limited 37 High Street** - Conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works (Listed Building Consent)
22.2 DC/18/0552- 69 Roman Road - Erection of single storey rear/side extension
22.3 DC/18/0695 - 19 Middle Mead - Erection of a single storey front extension.
22.4 DC/18/0713 - Vicarage Station Road - Surgery 1 x Crab Apple 1x Apple (Works To Trees In A Conservation Area)
22.5 DC/18/0755 - Myatts White Horse Square - Replacement of rear glazed roof with a slate roof and rooflight
22.6 DC/18/0901 - 35 Church Street - Removal of existing first floor rear bay window and erection of replacement two storey rear extension
22.7 DC/18/0966 - Mouse Cottage Mouse Lane - Surgery to 1 x Sycamore (Works to Trees in a Conservation Area)
22.8 DC/18/0799 - Brook View Roman Road - Demolition of existing dwelling and erection of 2x detached single storey dwellings with associated hardstanding and landscaping
22.9 DC/18/0923 - 13 Penlands Rise - Non-material amendment to previously approved application DC/17/0436 (Erection of two storey side extension, roof conversion (hip to gable) and creation of new access) alterations to existing windows.

Refused

- 22.10 DC/17/2620- Land To The Rear of 37 High Street** - Proposed erection of 2 no. 3-bedroom dwellings and conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works, drainage

works, car parking, refuse storage and cycle storage (Full

- 22.11 DC/18/0652-85 High Street** - Demolition of existing entrance steps and erection of replacement front entrance steps.
- 22.12 DC/18/0667 - 85 High Street** - Demolition of existing entrance steps and erection of replacement front entrance steps (Listed Building Consent)
- 22.13 DC/18/0816 - 124 High Street** - Erection of a rear oak framed garden room (Householder)
- 22.14 DC/18/0817 - 124 High Street** - Erection of a rear oak framed garden room (Listed Building Consent)
- 22.15 SDNP/18/00491/FUL – Camping Site, The White House, Newham Lane –** Retrospective application for the erection of 1.5 high boundary fence

Withdrawn

- 22.16 DC/17/2625 - Lloyds Bank TSB Limited 37 High Street** - Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Full application)
- 22.17 DC/17/2626 - Lloyds Bank TSB Limited 37 High Street** - Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Listed Building Consent)
- 22.18 DC/18/0805 - Land To The Rear of 60 - 62 High Street-** Erection of a detached two storey house on land to the rear of 60/62 High Street, Steyning

P18/23 ARTICLE 4 DIRECTION

Councillors had an in-depth conversation on the pros and cons of an Article 4 Direction, considering the extra burden placed on all property owners in the Conservation Area who intended to make building changes/improvements in the future versus the extra protection (& potential enforcement) that could be provided to the entire CA. Cllrs also noted the importance of seeking partnership with HDC Planning in taking this measure forward and for it to be effective.

Cllr Muncey informed that new information has been received from Historic England, and they have stated that there will be no planning fee on applications if the changes applied for could previously have been made under permitted development.

Cllr Muncey **proposed, seconded** by Cllr Muggridge to write to Mark McLaughlin and invite him and the new Conservation Officer to meet with members of the planning committee to discuss their views on the Article 4 Direction. **Agreed**

P18/24 CORRESPONDENCE/INFORMATION

- 24.1** Rampion Offshore Wind Newsletter.
 - 24.2** Information from WSCC re the Planning Inspectors report on the Joint Minerals Local Plan.
- The Authorities will consider during July whether or not the plan will be adopted
- 24.3** Horsham District Council have sent out a SHELAA call for sites 2018 which is now open until 27th July. Deputy Clerk to send the information Councillors and request responses to be sent to Deputy Clerk by 16th July.

- 24.4** The Partnership have informed of a proposed Gateway to the High Street from Newmans Gardens Carpark. They are hoping to be able to apply for planning soon.
- 24.5** It was noted that from April 2017 to May 2018 there were 117 planning applications for Steyning. The Planning Committee comments differed in opinion to Horsham District council on 22 planning applications of which 14 were objection comments that were permitted by Horsham DC and 8 No objection comments that Horsham DC refused.

P18/25 Date of Next Meeting
25.1 Monday 23rd July 2018

The Chairman closed the meeting at 8.52pm