

Steyning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 26th MARCH 2018 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Picking, Trundle and Pearcey

Members of the public: 4

Clerk – Hazel Roxby

MINUTES

P17/96 APOLOGIES

96.1 There were apologies received from Cllrs Muggridge, Hanson and Sullivan

P17/97 DECLARATIONS OF INTEREST –

97.1 There were no declarations of interest from Councillors.

P17/98 MINUTES – to agree and sign the minutes of the 26th February 2018

98.1 Cllr Trundle **proposed, seconded by** Cllr Picking that the minutes of 26th February be accepted as a true record. **Agreed.**

P17/89 MATTERS ARISING AND ACTIONS.

99.1 **None for this meeting**

P17/100 PLANNING APPLICATIONS

- 100.1 **DC/18/0315 – Saffrons, Holland Road** – Surgery to 1 Yew and 1 Ash tree
Cllrs **Agreed No Objection** subject to the advice of Horsham District Councils Arboricultural Officer
- 100.2 **DC/18/0350 – 49 Kings Barn Lane** – Surgery to 1 x Beech Tree
Cllrs **Agreed No Objection** subject to the advice of Horsham District Councils Arboricultural Officer
- 100.3 **DC/18/0448 – 7 Penfold Way** – Removal of existing rear conservatory and single storey rear extension.
Cllr Pearcey **proposed, seconded by** Cllr Trundle **No Objection to the proposed plan subject to a condition requesting that there is no increased parking on the highway and building materials are contained within the boundary of the property. Agreed**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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- 100.4 DC/18/0440 – 20 Penlands Rise** – Removal of existing rear conservatory. Erection of single storey rear extension and extension to existing first floor rear dormer. Part conversion of internal garage to living space, installation of new cladding to upper front gable with new window and application of new render to all existing walls.
Cllr Trundle **proposed, seconded** by Cllr Picking **No Objection Agreed.**
- 100.5 DC/18/0298 – Southern Water Authority Sewage Works, Kings Barn Lane** – Construction of an 18MW battery energy storage facility comprising of 4 x battery modules with transformers, inverters and other associated infrastructure.
Letter of concern received from a local resident for increased traffic.
Cllr Trundle **proposed, seconded** by Cllr Pearcey **No Objection subject to the units being housed within a barn or sympathetic style building to screen the visual impact. Agreed.**
- 100.6 DC/18/0184 – 49 Kings Stone Avenue** – First floor extension to side elevation and loft conversion to include rear dormer window and installation of roof lights.
Cllr Trundle **proposed, seconded** by Cllr Picking **No Objection. Agreed**
- 100.7 DC/18/0063 – 5 Penlands Vale** – Installation of two first floor front dormer windows
Cllr Trundle **proposed, seconded** by Cllr Pearcey **No Objection. Agreed**
- 100.8 DC/18/0496 – 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 south west elevations. Conversion of attached outbuilding into a holiday let including erection of front porch and associated landscaping. Erection of rear garage. (Listed Building Consent)
Cllr Trundle **proposed, seconded** by Cllr Pearcey **OBJECTION** Cllrs are concerned that the proposed plan is overdevelopment of the site and is not in keeping with the Conservation Area. It is a loss of privacy and intrusive to the immediate neighbours. There is concern that the increased vehicular access onto the High Street is potentially hazardous. The proposed plan states that there will be alterations to the High Street for public access, this needs to be specified. There is also a need for specification of how the work will be carried out without accessing neighbouring properties land. **Agreed.**
- 100.9 DC/18/0552- 69 Roman Road** – Erection of single storey rear/side extension.
Cllr Picking **proposed, seconded** by Cllr Pearcey **No Objection. Agreed**
- P17/101 LATE PLANS**
- 101.1** None for this meeting
- P17/102 ENFORCEMENT NOTIFICATIONS**
- 102.1** White House - Unauthorised high fence – Newham Lane - The South Downs National Park, they've got a planning application in for the fence but it's not being shown for the right height.
- 102.2** The enforcement officer has informed that a letter has been sent to 47 High Street requesting the property be repainted in either black or white to be more in keeping with the High Street
- 102.3** There has not been an update Re Robins Wood.
- 102.4** SDNP/18/00042/SEC215 Untidy Land Notice (s215) for the lay- by at the Newham Lane The

enforcement officer has written to the owners concerning the breach.
Deputy Clerk to request details for enforcements and report to next meeting.

P17/103 PLANNING DECISIONS FROM HDC

Agreed

- 103.1 DC/18/0031 - 7 Rosemary Close** - Erection of a single storey infill extension between dwelling and detached garage
- 103.2 DC/18/0328 - 19 Greenacres**- Demolition of existing detached garage and erection of attached garage. Erection of front porch.
- 103.3 SDNP/17/05425/LDE – Red Roofs Broadbourne** - Application to confirm occupation of existing dwelling and associated residential land in breach of condition 1 (agricultural occupancy condition) of ST/3/52 for a continuous period in excess of 10 years (Certificate of Lawful Development - Existing)
- 103.4 DC/18/0013- Rose Cottage Jarvis Lane**- Removal of existing detached garage and side extension. Erection of replacement of single-storey side extension with integral double garage and pitched roof.
- 103.5 DC/17/2478 & 247910 Church Street** - Proposed alterations and renovations to existing building, including relocation of the kitchen, construction of a modest rear extension, re-cladding of first floor to rear and re-roofing of rear mono-pitch roof and repair of existing rear facing dormer.
- 103.6 DC/18/0143 - 38 Kings Stone Avenue**- Erection of a single storey rear extension
DC/18/0180 - Hollands, Holland Road - Erection of a first floor side extension over existing garage and two storey side extension with open sided veranda/loggia at ground floor level to rear
- 103.7 DC/18/0210 - Steyning Museum, Church Street** - Erection of a single storey rear/side extension

REFUSED

- 103.8 DC/17/2223 - 124 High Street** - Erection of garden room to rear elevation. (Householder)
- 103.9 DC/17/2224 - 124 High Street** - Erection of garden room to rear elevation (Listed Building)

P17/104 CORRESPONDENCE/INFORMATION

- 104.1** HDC have informed that that applications DC/17/2620 and DC/17/2621- Land at rear of Lloyds Bank and DC/17/26225 and DC/17/2626 Lloyds Bank were to be considered at the Planning Committee Meeting on 20th March. Information sent to committee members.
- 104.2** HDC informed of a further amendment to DC/17/2863 -5 Saxon Road. Information sent to Committee members.
- 104.3** A meeting is being convened with Chris Stark, David Barling and the building contractor concerning the 6 month closure of the High Street to Newman's Gardens twitten. Report back to next meeting.
- 104.4** Information has been received from Mark Pullen (HDC Trees and Contracts Officer) to significantly reduce the canopy of the Plane tree in Newman's Gardens car park on 3rd April
- 104.5** Information concerning Dog Lane. The Deputy Clerk to forward information to HDC Planning Department.

P17/105 Date of Next Meeting
Monday 23rd April 2018

The Chairman closed the meeting at 8.35pm

