

Steyning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 24th SEPTEMBER 2018 AT 7.30PM AT THE STEYNING CENTRE

Present: Cllrs Hanson, Muggridge, Muncey, Trundle and Pearcey

Members of the public: 7 members of the public

Cllr Lloyd was present for item 52.1 and then left the meeting.

Clerk – Hazel Roxby

MINUTES

P18/49 APOLOGIES

- 49.1** There were apologies received from Cllrs S Sullivan and Picking
Absent Cllr Pearcey

P18/50 DECLARATIONS OF INTEREST –

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

P18/51 MINUTES – to agree and sign the minutes of the 20th August 2018

- 51.1** Cllr Muggridge **proposed, seconded by** Cllr Muncey that the minutes of 20th August be accepted as a true record. **Agreed.**

P18/52 MATTERS ARISING AND ACTIONS.

- 52.1** Report from meeting with Mark McLaughlin concerning the Article 4 Direction
Cllr Muncey and Lloyd informed the committee that the meeting with HDC
Conservation Officer, Compliance Officer, Planning Solicitor and Principal Planning
Officer had been a good and informative meeting. The HDC resourcing issue has now
been resolved. HDC stated that they do not think themselves that Steyning
Conservation Area is at risk. (It was noted that there are only 2 villages in the
Horsham District that have an Article 4 Direction)
It was suggested that Steyning Parish Council could seek support from local
organisations such as the History Society, Steyning Museum and the Steyning Society
and compile evidence of breaches of planning conditions (incl. photos). We may also
consult householders in the Conservation Area regarding the changes involved.



Parish Clerk: John Fullbrook
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P18/53 PLANNING APPLICATIONS

- 53.1 DC/18/1772 –Cheriton, 45 Goring Road-** Erection of low level storage extension with new access to existing patio, installation of rear terrace at ground level and exterior stairs.
Cllrs have carried out an email consultation and have No Objection. Agreed
- 53.2 DC/18/1666 – 35 Church Street -** For the extension and conversion of the existing stable building to provide a carport with an ancillary study to the main dwelling. Cllr Muggridge **proposed, seconded** by Cllr Muncey **OBJECTION Cllrs fully support the Conservation Officers report. The plans do not seem to align with the Conservations Officers report. The car-port does not appear to be shown on the plan. If the application is granted Cllrs would like there to be a condition applied that the building remains as an ancillary to the main dwelling and not allowed to be a separate dwelling. Agreed.**
- 53.3 DC/18/1709 – 37 Kings Barn Lane –** Creation of a first floor with raised roof including installation of front dormer windows and rear dormer window.
Cllr Muggridge **proposed, seconded** by Cllr Trundle **OBJECTION Cllrs feel that density and scale of the proposed building is excessive and is overdevelopment of the site. The appearance of the building is out of keeping with the street scene. The building will be overlooking neighbours and Cllrs are therefore are concerned for the neighbours loss of privacy. Agreed**
- 53.4 DC/18/1795 – 89 High Street –** Removal of existing bathroom and internal alterations to provide main drain connected WC's at first floor level to 2 bedrooms (LBC)
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**
- 53.5 DC/18/1811 & 1810 – 37 High Street –** Proposed conversion of former Lloyds Bank to provide 1 retail unit and 4 x Flats, and conversion of existing barn to 1 dwelling together with all associated internal works. (LBC and Full Planning)
The 7 members of the public present are neighbours of the site of the proposed plan; all opposed to this planning application and made numerous valid comments of concern. Cllrs also are very concerned with the proposed plan, particularly extent of the overall development, and associated parking & traffic issues. Following a long discussion
Cllr Muggridge proposed, seconded by Cllr Hanson **OBJECTION to the revised plans as submitted. (They also noted inconsistencies between the supplied heritage statement and the plans which appear to include completely different designs of the new build dwellings).**
A key concern related to the two new builds due to their design, which seems wholly out of character with the adjacent listed building and the immediate Conservation Area, breaching Local Plan Policy 33. They would also create potential overlooking and loss of privacy for some neighbours. In summary, considered together with the conversion to 4 flats and a retail unit, as well as a

historic barn conversion, the plan represents a significant over-development of this sensitive site.

Cllrs are concerned that the car parking design will not work in practice for 8 cars, with such limited manoeuvring space and awkward narrow access. Charlton St is a narrow road with parking restrictions and without a pavement nearby; and is already over-subscribed for on-street parking. There are already frequently reported blockages in this road with frequent large delivery vehicles to the Coop & the Chequer pub, and other High Street businesses, sometime causing issues for on-call emergency vehicles. In addition to the residents & business traffic, this narrow road also provides access to the police station and a significant fleet of local police vehicles, access to the Memorial Playing Fields and its associated sports club buildings as well as the popular Athletic Club. It is a busy pedestrian route to these facilities, the High Street and school. Any reversing out of this site would be extremely dangerous.

Cllrs also note that this proposal eliminates any amenity space for the dwellings, by developing all the land that was previously garden space, albeit neglected of late. Agreed

- 53.6 DC/18/1773 – Doves Place, Coxham Lane – Surgery to 1 x Maritime Pine**
Cllr Trundle **proposed**, seconded by Cllr Hanson **No Objection subject to the advice of HDC's Arboricultural Officer. Agreed .**
- 53.7 DC/18/1518 – 109 Penlands Vale – Erection of a rear conservatory (retrospective)**
Cllr Muncey **proposed**, seconded by Cllr Muggridge **No Objection. Agreed**
- 53.8 DC/18/1848 – Fir Croft, Kings Barn Villas – Erection of a single storey rear extension.**
Cllr Muggridge **proposed**, seconded by Cllr Hanson **No Objection. Agreed**
- 53.9 DC/18/1522 & 1523– Chapel House, Jarvis Lane – Repair and reinstatement of existing retaining wall. (LBC and Full Planning)**
Cllr Muggridge **proposed**, seconded by Cllr Muncey **No Objection. Agreed.**
- 53.10 DC/18/1948 – Old Timbers, 84 High Street – Fell 1 x Leylandii (works to tree in a Conservation Area) .**
Cllr Trundle **proposed**, seconded by Cllr Muncey **No Objection subject to the advice of HDC's Arboricultural Officer. Agreed**
- 53.11 DC/18/1907 – Dingemans Court, Shooting Field – Surgery to 1 x Silver Maple**
Cllr Muncey **proposed**, seconded by Cllr Muggridge **No Objection subject to the advice of HDC's Arboricultural Officer. Agreed**

P18/54 LATE PLANS

- 54.1 DC/18/1943 – Southdown Nursery School, Gervays Hall, Jarvis Lane** – Removal of Condition 3 of previously approved application ST/85/83 (Extension to hall) relating to removal of trees adjacent to property.
Cllr Muggridge **proposed, seconded** by Cllr Muncey **No Objection. Agreed.**

P18/55 ENFORCEMENT NOTIFICATIONS

- 55.1 47 High Street update** - Enforcement Officer await Owners correspondence
55.2 HDC have informed that a Breach of Condition Re Robins Wood is still to be sent.
55.3 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.

P18/56 PLANNING DECISIONS FROM HDC

- 56.1 Agreed DC/18/0898 - Causeway Cottage 19 High Street** - Re-painting of infill to front elevation, reconditioning of timber framing, and the painting of ground floor front window (Listed Building Consent)
- 56.2 DC/18/0977 - The Old Museum House, 93 High Street** - Change of use of four existing basement rooms from residential to art gallery and retail premises. Installation of 2x double glazed panels to existing basement entrance door and replacement of loose cobbles to front of existing building (Full application)
- 56.3 DC/18/0978 - The Old Museum House , 93 High Street** -Installation of 1x non-illuminated fascia sign 150cm(w) x 40cm(h) x 20cm(d) above existing basement entrance door. (Advertisement Consent)
- 56.4 DC/18/0996 - St Andrews, 19 Goring Road** - New dropped kerb access from Goring Road.
- 56.5 DC/18/1312 - 93 High Street** - Installation of 2x double glazed panels to existing basement entrance door and 1x non-illuminated fascia sign 150cm(w) x 40cm(h) x 20cm(d) above existing basement entrance door. Replacement of loose cobbles to front of existing building. (Listed Building)
- 56.6 DC/18/1380 - 7 Hillside Terrace** - Loft conversion featuring installation of dormer windows on front and rear roof slopes. Demolition of existing front conservatory and erection of a front extension with flat roof, parapet and roof lantern. Erection of a single storey rear extension .
- 56.7 DC/18/1512 - Land at Newmans Gardens Car Park Tanyard Lane** - Erection of an archway (with fretwork canopy) marking the route from the Tanyard Lane public car park to Steyning High Street
- 56.8 DC/18/1282 - 20 Coombe Road** - Erection of a first floor rear extension over existing ground floor rear projection with new double pitched and hipped roof.
- 56.9 DC/18/1401 - 16 Newham Lane** - Erection of a single storey rear extension.
- 56.10 DC/18/1561 - 53 Laines Road** - Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.8m

Refused

- 56.11 DC/18/1309 – Bidlington, High Street** - Erection of first floor extension over existing garages including external staircase and front balcony
- 56.12 DC/17/2115 - Springwells Hotel, 9 High Street** - Demolition of section of existing boundary wall and erection of replacement brick wall
- 56.13 DC/18/1671 - 92A High Street** - Non-Material Amendment to approved application DC/16/0030 (demolition of existing timber and corrugated asbestos shed used as workshop and store. Erection of new 2 bedroom cottage). Amendment sought for cladding and hanging tile.
- 56.14 DC/18/1636 - 20 Reads Walk Shooting Field** - Fell 1 x Field Maple

Withdrawn

- 56.15 DC/18/1506 - Oakes House The Crescent** - Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.84m.
- 56.16 DC/18/1287 & 1288 - Three Tuns House High Street** -Erection of entrance gates to existing driveway (Householder)

Appeal lodged against Refusal decision by HDC

- 56.17 DC/18/1188 Little Orchard 13 Kings Barn Lane** - Erection of a rear balcony at first floor level
- 56.18 DC/18/1309 Bidlington High Street** - Erection of first floor extension over existing garages including external staircase and front balcony.
It was noted that all the committee members were forwarded a correspondence from a resident concerning details of the appeal. The committee confirmed that their objections to HDC concerning this application would be part of the information used in the appeal.

P18/57 ARTICLE 4 DIRECTION

Further to the report at the beginning of the meeting the committee discussed how to move forward a request for an Article 4 Direction. Cllr Muncey suggested contacting the 2 villages that have Article 4 Directions to seek details of their actions & experience and report back to the next meeting. (Formal action to move forward with a request to HDC for an Article 4 Direction would require the approval of Full Council)

P18/58 CORRESPONDENCE/INFORMATION

- 58.1** Following correspondence for the resident of Three Tons House the committee have agreed and sent an email response.

58.2 Planning Applications DC/18/0497 and 0498 were discussed at HDC's planning committee on 18th September. Cllr Muncey attended the meeting and spoke on behalf of Steyning Planning Committee against the application.

P18/59 Date of Next Meeting
Monday 22nd October 2018

The Chairman closed the meeting at 9.35pm