

Steyning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
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TO: ALL MEMBERS OF THE PLANNING COMMITTEE

YOU ARE HEREBY SUMMONED TO THE MEETING OF THE PLANNING COMMITTEE

TO BE HELD AT 7.30PM ON MONDAY 29TH APRIL 2019 AT THE STEYNING CENTRE.

Following the Local Audit and Accountability Act 2014, and with regard to regulations on Access to Local Government Meetings, members of the public are advised that they have a right to film/record the meetings of Steyning Parish Council. Members of the public are also advised that by attending a meeting of Steyning Parish Council, they give their consent to being filmed/recorded by other members of the public, if such activity is taking place. *Any equipment used in the Steyning Centre and Plugged into the main electrical supply must be PAT tested.*

MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THE MEETING

A G E N D A

- 1.0 APOLOGIES** – to receive apologies and reasons for absence
- 2.0 DECLARATIONS OF INTEREST** – to receive Councillors declarations of interest in items on the agenda
- 3.0 MINUTES** – to agree and sign the minutes of the Tuesday 25th March 2019.
- 4.0 MATTERS ARISING AND ACTIONS** - To receive information arising from the last meeting
- 5.0 PLANNING APPLICATIONS**
 - 5.1 DC/19/0663 – The Granary, Dog Lane** – Erection of a pitched roofed store to the side/rear of the dwelling.
Cllr Muncey **proposed, seconded** by Cllr Muggridge that although there are some concerns about over-development of the site and lack of amenity space Cllrs have **No Objection** providing that all the Conservations officer's recommendations are included in the planning decisions as pre-conditions to commencement of any building work on the new structure. **Agreed.**
 - 5.2 DC/19/0572 – 41 Hills Road** – Erection of a ground and first floor area extension and front porch.
Cllr Muggridge **proposed seconded** by Cllr Muncey **No Objection. Agreed.**
 - 5.3 DC/19/0671 – Gatewick, Church Lane** – Surgery to 2 x Sycamore trees
Cllrs proposed **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed.**
 - 5.4 SDNP/19/01527 – Mount Park, High Tor, Bostal Road** – Erection of 1 new dwelling.
Cllr Muggridge proposed, seconded by Cllr Muncey **OBJECTION due to the following Councillor Concerns**
 - The outline planning application does not appear to satisfy any of the exceptions listed of SDNP Core Policy DC1 for building outside the development area.

- The planned large dwelling, a new market home, is sited on a highly elevated plot outside the Steyning Built up area and is visible from several other locations – Sopers Lane, The Ridings, Beeding Hill.
- Previous application in 2000 was refused due to being unsuitable for siting in this countryside setting the proposed large 4-bedroom 2 storey house would seem more prominent and unsuitable.
- Access through the Mount park mobile home park, a long narrow concrete roadway, seems inadequate and could be very disruptive to residents during any build phase.
- Concern that outline planning permission could be used as a precedent for further proposed residential development on this site in the future.
- It's unclear from the plan how many mature trees and shrubs in this countryside location will be cleared. Agreed

5.5 **DC/09/0609 – Gatewick, Church Lane** Fell 1 Ash Tree

Cllrs proposed **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed**

5.6 **DC/09/0751– Watersmead, Dog Lane** – Surgery to 1 x Sycamore (Works to trees in a Conservatory Area)
Cllrs proposed **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed.**

The comments on the above applications have been Agreed by the Planning Committee's adopted email process to comply with HDC consultation dates.

5.7 **DC/19/0666 – Robins Wood, Horsham Road** – Application to confirm use as a single dwelling house began more than four years before the date of the application (Certificate of a Lawful Development – Existing)

5.8 **DC/19/0730 – 34 High Street** – Demolition of existing domestic garage block and the erection of a single storey detached dwelling.

5.9 **DC/19/0668 – 13 Newham Lane** – Creation of a dropped kerb

6.0 LATE PLANS

7.0 ENFORCEMENT NOTIFICATIONS

7.1 **Robins Wood** - A Breach of Condition notice was issued on 14th February. Cessation of the use of the building for habitable accommodation should be by August 2019. Certificate of Lawful Development – Existing has been received.

7.2 **Untidy Land Notice (s215)** – HDC are working with the SDNP Enforcement team and will be looking to serve an enforcement notice on the land. The health and safety executive were also contacted by SDNP and either have or will be visiting the site.

8.0 PLANNING DECISIONS FROM HDC

Agreed

8.1 **DC/19/0090 - 24 Church Street** - Erection of a rear conservatory, removal of rotted shiplap boarding and replacement with insulated render. Addition of first floor vertical tile hanging to rear and replacement of rear box frame windows.

8.2 **DC/19/0420 - Mill End, Sir Georges Place** - Surgery 1 x Willow (Work to tree in Conservation Area)

8.3 **DC/19/0289 - Barclays Bank Plc, 40 High Street** - Removal of existing ATM and re-installation of timber panelling to match existing. Removal of counters, cameras and all existing Barclays signage and walls to be restored to match existing. (Listed Building Consent).

8.4 **DC/19/0116- 35 Church Street** -Erection of a two storey extension to existing outbuilding with open carport

8.5 **DC/19/0118 - Wappingthorn Manor Horsham Road** -Internal alterations. Replacement of existing north facing hardwood screen and windows with modern doorway and glazed screen (Listed Building Consent).

8.6 **DC/19/0334 - Rockin Good Peanut Ltd 60 - 62 High Street** - Installation of a window to front elevation and internal alterations to ground floor office space (Full Application)

- 8.7** DC/19/0335 - Rockin Good Peanut Ltd 60 - 62 High Street - Installation of a window to front elevation and internal alterations to ground floor office space (Listed Building)
- 8.8** DC/19/0358 - Rockin Good Peanut Ltd 60 - 62 High Street - Erection of 1 x Office front sign and 1 x wall hanging sign
- 8.9** DC/19/0433 - 33 Penfold Way - Erection of a single storey front extension
- Withdrawn**
- 8.10** DC/19/0367 - The White Horse Inn 23 High Street - Erection of a covered seating area, new paving and installation of external lighting. (Full Application)
- 8.11** DC/19/0368 - The White Horse Inn 23 High Street - Erection of a covered seating area, new paving and installation of external lighting (Listed Building Consent)
- 9.0** ARTICLE 4 DIRECTION – Update.
- 10.0** CORRESPONDENCE/INFORMATION.
- 10.1** Information concerning WSCC/033/19 FOR Steyning Grammar School Shooting Field advising of a application for Construction of new single storey replacement teaching block and demolition of 10 existing temporary teaching blocks.
- 10.2** Manny Singh email re consultation on Local Requirements for the validation of planning applications from 17th April to 29th May.
- 11.0** DATE OF NEXT MEETING Monday 20th May 2019 at 7.30pm

John Fullbrook
Clerk to the Council