

Steypning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 22ND JULY 2019 AT 7.30PM AT THE STEYPNING CENTRE

Present: Cllrs Bissett-Powell, Rudkin, S Sullivan, Trundle and Young

Members of the public: 2

Clerk – Hazel Roxby

MINUTES

P19/23 APOLOGIES

23.1 There were apologies received from Cllrs Northam and Saunders.

P19/24 DECLARATIONS OF INTEREST –

24.1 There was a declaration of Personal and Disposal Pecuniary Interest to item 28.1 - DC/19/1424 from Cllr Rudkin. The Chairman advised that Cllr Rudkin would need to leave the room at this time and not take part in the conversation or voting. A personal interest to item 27.3 -DC/19/1331 as a member of the Steypning Community Orchard group was declared from Cllr Sullivan.

P19/25 MINUTES – to agree and sign the minutes of the 24th June 2019

25.1 Cllr Sullivan **proposed, seconded by** Cllr Trundle that the minutes of 24th June 2019 be accepted as a true record. **Agreed.**

P19/26 MATTERS ARISING AND ACTIONS.

26.1- 16.1 Following the letter received from HDC on the Article 4 Direction there is an item on the EOM for the full Parish Council meeting on 24th July.

P19/27 PLANNING APPLICATIONS

27.1 **DC/19/1282- 103 High Street** – Erection of a two-storey rear extension and single side extension with internal alterations (LBC and Householder Application)
Cllr Bissett Powell **proposed, seconded by** Cllr Trundle **STRONG OBJECTION Cllrs are concerned that the proposed development is overdevelopment of the site in the**



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Conservation Area. The application is felt to be insensitive and non-subservient to a Grade II listed building. Agreed.

- 27.2 DC/19/1312 – 11A Saxon Road** – Erection of a front porch, erection of a pitch roof and conversion of loft into habitual living space with the installation of a rear dormer and roof lights to front. Replacement of existing UPVC windows and installation of bi-fold doors to rear.
Following a long question and answer session with Chris Carey and Mrs Bell speaking in support of the application
Cllr Bissett-Powell **proposed, seconded** by Cllr Rudkin **No Objection** Cllrs have no objection to the plan in principle, albeit there is a concern to the size of the of the windows in the rear elevation and the height of the pitch roof. **Agreed 3 for and 2 against.**
- 27.3 DC/19/1331 – Memorial Playing Field, off Charlton Street** - Fell 1 x Cherry Tree (Works to Trees in a Conservation Area)
Cllr Bissett-Powell **proposed, seconded** by Cllr Trundle **No Objection** subject to the advice of the HDC's Arboricultural Officer. It was suggested that another tree should be planted in its place. **Agreed.**
- 27.4 DC/19/1328 – Wappingthorn Manor, Horsham Road** – Erection of a staff cottage, greenhouse, potting shed with garden store, tennis pavilion and 2 garages with staff accommodation all ancillary to main dwelling (Householder)
Cllr Bissett-Powell **proposed, seconded** by Cllr Sullivan No Objection. **Agreed.**
- 27.5 DC/19/1394 – Newmans Gardens Car Park** – Installation of a freestanding illuminated digital display.
Cllr Bissett-Powell **proposed, seconded** by Cllr Rudkin **STRONG OBJECTION** to an illuminated digital sign being placed in an Area of Special Control. This would be in breach of paragraph 21(3) of the Area of Special Control Regulation. **Agreed.**
- 27.6 DC/19/1395 – Car Park High Street** - Installation of a freestanding illuminated digital display.
Cllr Bissett-Powell **proposed, seconded** by Cllr Rudkin **STRONG OBJECTION** to an illuminated digital sign being placed in an Area of Special Control. This would be in breach of paragraph 21(3) of the Area of Special Control Regulation. **Agreed.**
- 27.7 DC/19/1396 – Fletchers Croft Car Park** - Installation of a freestanding illuminated digital display.
Cllr Bissett-Powell **proposed, seconded** by Cllr Rudkin **STRONG OBJECTION** to an illuminated digital sign being placed in an Area of Special Control. This would be in breach of paragraph 21(3) of the Area of Special Control Regulation. **Agreed.**

LATE PLANS

Cllr Rudkin left the table during the discussion; he answered some questions from Cllrs concerning the application but took no part in the vote. Deputy Clerk and Chairman advised that as an interest was declared Cllr Rudkin should not take part in the discussion.

- P19/28 DC/19/1424 - Heron Farm, Horsebridge Common** - Change of use of a workshop/agricultural/stables building to a B1 and B8 use for a rural business.
- 28.1** Cllr Bissett-Powell **proposed, seconded** by Cllr Sullivan **No Objection** although Cllrs have no objections to the application there was concern voiced whether the proposal would increase traffic down the lane. **Agreed.**
- 28.2 DC/19/1430 – 18 Saxon Road** – Demolition of existing side extension and erection and erection of replacement side extensions. Conversion of loft into habitable living space with the installation of a dormer and hip to gable roof extension.
Cllr Bissett-Powell **proposed, seconded** by Cllr Rudkin **OBJECTION to the proposed plan due to the size and bulk of the first-floor building, Cllrs feel this is overdevelopment of the site. Agreed.**
- 28.3 DC/19/1145 Amended description for The Gate House Little Drove** – to Change of use of land to the adjacent north of the Gate House to incidental residential curtilage and the erection of 2m boundary fencing with trellising.
Cllr Bissett-Powell proposed no further information to add to the previous comment made by the Parish Council.
- P19/29 ENFORCEMENT NOTIFICATIONS**
- 29.1** 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 - Awaiting result of the recent planning application which the planning committee objected to. Awaiting a response from Legal team concerning the evidence that has been submitted.
Deputy Clerk to ask if there is any further information for this enforcement.
- 29.2** The Chalk Pit, Newham Lane, 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. Awaiting an update on an enforcement notice being served by a senior enforcement
Deputy Clerk to ask for an update on this enforcement.
- P19/30 PLANNING DECISIONS FROM HDC**
Agreed
- 30.1 DC/19/0909 – Wappingthorn Manor, Horsham Road** - Replacement of ground and first floor structures and roof to the service wing, to include new balustrade at roof level (Householder Application)
- 30.2**

DC/19/0910 - Wappingthorn Manor, Horsham Road - Replacement of ground and first floor structures and roof to the service wing, to include new balustrade at roof level (Listed Building Consent)

30.3

DC/19/1108 - Southdown House Station Road - Surgery to 1 x Horse Chestnut (Works to Trees in a Conservation Area)

30.4

DC/19/0522 - 33 High Street - Replacement conservatory on rear elevation (Listed Building Consent)

30.5

DC/19/1057 - 124 High Street - Erection of a single storey timber outbuilding

30.6 **Appeals**

DC/19/0163 69 Kings Stone Avenue - Erection of a first-floor rear extension

P19/31

31.1 **CORRESPONDENCE/INFORMATION**

HDC have sent information on new Street naming and numbering for the new development at Penlands Close

31.2

South Downs National Park have sent a copy of the South Downs National Park Local Plan which was adopted on 2nd July 2019.

P19/32

32.1 **Date of Next Meeting**

Monday 19th August 2019 at 7.30pm

The Chairman closed the meeting at 8.50pm