

Steyning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 27TH JULY 2020 AT 7.30PM VIA ZOOM VIRTUAL MEETING

Present:, Cllrs Sullivan, Young, Trundle and Saunders

Members of the public: None

Clerk – Hazel Roxby

MINUTES

P20/21 APOLOGIES

- 21.1 There were no apologies received from Councillors.
Cllr Rudkin was absent.

P20/22 DECLARATIONS OF INTEREST –

- 22.1 Cllr Sullivan declared an interest to item 29.1 as she is living in the area temporarily and took no part in the voting for this item .

P20/23 MINUTES – to agree and sign the minutes of the 22nd June 2020

- 23.1 Cllr Trundle proposed, seconded by Cllr Young that the minutes of 22nd June 2020 be accepted as a true and fair record of the meeting. **Agreed.**

P20/24 MATTERS ARISING AND ACTIONS.

- 24.1 Letter to Health and Safety Executive and Public Rights Of Way concerning The Chalk Pit Newham Lane perimeter fencing issue were sent before the Covid 19 lock down – HSE have responded that they are not responsible for the Health and Safety issue of the fence around the Chalk Pit. They inform that it is the responsibility of Environmental Health Officers at Horsham District Council. Cllrs requested that the Deputy Clerk ask The Horsham District Councillors if they are able to help with the situation as it has been going on for a very time.

P20/25 PLANNING APPLICATIONS

- 25.1 **DC/20/1149 – 24 High Street** - Change of use to B1 offices with repairs and refurbishment of the existing building (Full Application)
Cllr Sullivan **proposed, seconded** by Cllr Trundle **No Objection. Agreed.**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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- 25.2 **DC/20/1150 – 24 High Street** - Change of use to B1 offices with repairs and refurbishment of the existing building (Listed Building Consent)
Cllr Sullivan **proposed, seconded** by Cllr Trundle **No Objection. Agreed.**
- 25.3 **DC/20/1151 - 24 High Street** – Erection of 1 x non illuminated fascia sign
Cllr Sullivan **proposed, seconded** by Cllr Trundle **No Objection. Agreed.**
- 25.4 **DC/20/1214 – Horsebrook Cottage, Steyning Road** – Erection of a double storey side extension to existing double garage (Listed Building Consent)
Cllr Trundle **proposed, seconded** by Cllr Saunders **No Objection. Agreed.**
- 25.5 **DC/20/1213 – Horsebrook Cottage, Steyning Road** – Erection of a double storey side extension to existing double garage (Householder Application)
Cllr Sullivan **proposed, seconded** by Cllr Trundle **No Objection. Agreed.**
- 25.6 **SDNP/20/00976/FUL – Red Roofs, Broadbourne, Horsham Road** – Change of use of part of the land to residential use incidental to Red Roofs erection of a detached domestic workshop/carport and single storey side and rear extension.
Cllrs have not commented on this application as the paperwork was related to a different address and location.
- 25.7 **SDNP/20/02739/NMA- Maudlin Mill, Bostal Road** – Non Material amendment to previously approved application SDNP/18/05218/FUL (conversion and extension of existing ROC underground monitoring station to overnight accommodation for walkers and cyclists) Amendments to the accessibility to the building and extension of the foot print.
Cllr Sullivan **proposed, seconded** by Cllr Young **OBJECTION** **Cllrs do not class the amendment to be minor, but don't feel it is within the parish council remit to judge if it is minor or not. Cllrs are concerned for the effect this proposed amendment would have on the countryside if the application is permitted. Cllrs do not consider the proposed amendment is suitable for accommodation during a pandemic and do not believe that it justifies the need for steps. Agreed**
- 25.8 **SDNP/20/02543/HOUS – The Coach House, Horsham Road** – Erection of a single storey side orangery.
Cllr Young **proposed, seconded** by Cllr Sullivan **No Objection. Agreed**
- 25.9 **DC/20/1292 – 5 Castle Way** – Erection of a single storey rear extension to replace existing conservatory
Cllr Sullivan **proposed, seconded** by Cllr Trundle **No Objection. Agreed**
- 25.10 **DC/20/1228 – Mayo, Penlands Close** – Erection of a double storey side extension and a single storey rear extension together with internal alterations and all associated drainage works.
Cllr Saunders **proposed, seconded** by Cllr Young **No Objection Agreed 3 for 1 abstention.**

P20/26 LATE PLANS

- 26.1 **DC/20/1158 - Three Tuns House – High Street** – Retrospective application for the erection of 1 x non illuminated free standing sign.
Cllr Trundle **proposed, seconded** by Cllr Young **OBJECTION to the sign on the grounds that it is too large within the Conservation Area and also in an Area of Special Control of Advertisements. Cllrs would prefer the sign to be reduced to half its size if this application is permitted. Cllrs note that there is a boundary dispute on placement of this sign. Agreed**
- 26.2 **DC/20/1360 – 8 Saxon Road** – Erection of a single storey rear extension
Cllr Sullivan **proposed, seconded** by Cllr Trundle **No Objection . Agreed.**

P20/27 ENFORCEMENT NOTIFICATIONS

- 27.1 The Chalk Pit, Newham Lane, Untidy Land Notice (s215). No further information has been received from the Principle Planning Officer, Reg Hawks.

P20/28 PLANNING DECISIONS FROM HDC and SDNP

Agreed

- 28.1 **DC/20/0622 - Lloyds Bank TSB Limited 37 High Street** - Conversion of building to 4no flats and ground floor commercial space (Class A1), conversion of barn to form a 2-bed detached dwelling, with all associated external works, refuse storage and cycle storage (Full Application)
- 28.2 **DC/20/0623 - Lloyds Bank TSB Limited 37 High Street** - Conversion of building to 4no flats and ground floor commercial space, conversion of barn to form a 2bed detached dwelling, with all associated external works, refuse storage and cycle storage (Listed Building Consent)
- 28.3 **DC/20/0652 - The Stables Charlton Street** - Variation of Condition 1 to previously approved application DC/19/1114 (Change of use of storage barn to a two storey 2-bedroom dwelling with minor interior and exterior alterations) Relating to reinstatement of outbuilding with attached single storey.
- 28.4 **DC/20/0977 - 1 Jarvis Cottages Jarvis Lane** - Surgery to 2 x Silver Birches (Works to Trees in a Conservation Area)
- 28.5 **DC/19/2137 - 116 High Street** - Retrospective change of use of existing building from A1 retail unit to A3 coffee shop
- 28.6 **DC/20/0639 - 1 Rosemary Avenue** - Roof extension comprising hip to gable, triple front dormer, two rear dormers and a rooflight.
- 28.7 **DC/20/0796 - 2 The Plough Charlton Street** - Demolition of an existing flint wall on the boundary of the property, and replacement with a new flint wall.
- 28.8 **DC/20/0916 - Penlands Vale** - Rendering of existing property, replacement cladding, windows and rebuilding the existing porch.

Withdrawn

- 28.9 **DC/20/0405 - Northover Farm Wiston** - Prior approval for proposed change of use of agricultural building to a dwellinghouse (Use Class C3), and for associated operational development

P20/29 CORRESPONDENCE/INFORMATION.

- 29.1 A New Premises Licence Application LI/20/0102/PREM for Southlands Vally Wines in Partnership with Greyhound Brewery at 44 Penfold Way has been received. Committee is able to comment either for or against if they wish.
- Cllrs are concerned for the increased traffic that up to 3 deliveries a week would bring to a small Cul-de -Sac. There is a lack of information concerning the expected volume of sales which will also increase the traffic and could cause parking issues in the area. Cllrs are concerned that the licenced hours from 8am to 8pm, 7 days a week are unsociable and too long in a residential area. Agreed

Cllr Trundle left the meeting at 9.20pm

P20/30 DATE OF NEXT MEETING

- 30.1 Monday 24th August 2020

Chairman closed the meeting at 9.23pm