

Steypning Parish Council



The Steypning Centre, Fletcher's Croft, Steypning,
West Sussex, BN44 3XZ

www.steyningpc.gov.uk

Telephone: 01903 812042

MINUTES OF THE PLANNING & PREMISES COMMITTEE MEETING HELD ON MONDAY 26TH JULY 2021 AT 7.30PM AT THE STEYPNING CENTRE.

Present: Cllrs Young, Hanson, S Alexander and I Alexander

Members of the public: 3

Clerk – Hazel Roxby

MINUTES

P21/35

APOLOGIES

35.1

Cllrs Trundle, Northam and Bell
Cllrs Rudkin was absent

P21/36

DECLARATIONS OF INTEREST

36.1

There was a declaration of personal interest from

P21/37

QUESTIONS FROM THE FLOOR -

37.1

Mrs Anita Rudkin read out a statement concerning Item 47.5 for a proposed solar farm at Huddlestone Farm.

'This is intended to cover 85 hectares of countryside. This is equivalent to about 140 football pitches, I don't know whether you are aware that a similar application for a much smaller solar farm of 32 hectares at Huddlestone was refused on appeal by the Secretary of State in January 2016.

The Secretary of State's dismissal document said that he: "agrees with the Inspector's analysis and conclusions regarding the impact of the proposals upon the appearance of the landscape, including impacts on the South Downs National Park". He dismissed the appeal and refused planning permission. The Inspector's analysis included that: The very local impacts of the proposal would be so pervasive to significantly and demonstrably outweigh significant benefits of the proposal.

Additionally the development would be at variance with paragraph 98 of the National Planning Policy Framework having a particular regard to one of the core planning principles, "To take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside". The developer has asked HDC for a screening opinion as to whether an Environmental Impact Assessment is needed. As an EIR is required to, among other things, assess the impact on the landscape, and this will clearly have a major impact - much more so than the previous rejected scheme - I ask that SPC should press HDC to require that an EIR should be undertaken.

If the Committee wishes, I can forward a copy of the Secretary of State's decision document.

I have just been informed that the South Downs Way is listed as no 10 of the world's most beautiful hiking trails'.

Secretary of States decision document to be appended to the minutes.

D.Clerk



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

- P21/38 MINUTES – to agree and sign the minutes of the last meeting on Monday 28th June and 12th July 2021.**
- 38.1** Cllr Young **proposed, seconded** by Cllr S Alexander that the minutes of 28th June 2021 be accepted as a true and fair record of the meeting. **Agreed**
- 38.2** Cllr Young **proposed, seconded** by Cllr Hanson that the minutes of and 12th July be accepted as a true and fair record of the meeting. **Agreed**
- P21/39 MATTERS ARISING AND ACTIONS –**
- 39.1 C/20/52** - Update on Steyning Pre School Lean-to project - Ongoing - Remove from agenda until new pre - school is up and running and wish to return to this project.
- 39.2 Pe/21/24.2** List of non- mandatory work highlighted in TSS report to be discussed at projects working party meeting -**Actioned**
- 39.3 Pe/21/24.3** Contractor informed the Phase 2 of LED lighting can be commenced – **Actioned** Work to begin on 2nd September 21.
- 39.4 Pe/21/24.4** CCTV monitor for the foyer to be ordered - **Actioned** Chased order, awaiting to hear from the company.
- 39.5 Pe/21/24.5** Working party to discuss cameras and microphones to be organised – **Item 11.2**
- 39.6 Pe/21/25.1** Inform Horticultural Society of Committee decision and invite to apply for a grant through F& GP – **Actioned**
- P21/40 PLANNING APPLICATIONS**
- 40.1 DC/21/1120 – 31 Roman Road** – Construction of a new roof with front and rear dormers. Erection of a single storey side and rear extension.
Cllr Ian Alexander **proposed, seconded** by Cllr Simon Alexander **OBJECTION**. Cllrs are concerned that the proposal is turning a bungalow into a house and taking up a large part of the plot of land. **Agreed** 2 for and 2 abstained.
- 40.2 DC/21/1243 – 61 Laines Road** – Partial demolition of existing single storey rear extension and erection of a new single storey rear extension.
Cllr Young **proposed, seconded** by Cllr Simon Alexander **No Objection. Agreed**.
- 40.3 DC/21/1030 - 39 Shooting Field** – Extensions and alterations to existing garage to create pitched roof containing 4 rooflights with installation of weatherboarding and new window and door openings at ground floor level.
Cllr Simon Alexander **proposed, seconded** by Cllr Ian Alexander **No Objection. Agreed**
- 40.4 DC21/1287 – Downsway, Bostal Road** – Removal of existing porch to front and erection of a single storey side extension.
Cllr Simon Alexander **proposed, seconded** by Cllr Ian Alexander **No Objection. Agreed**
- 40.5 DC/21/1303 – 19 Mill Road** – Proposed loft conversion with 3 x rooflights to the front elevation and erection of rear dormer extension.
Cllr Simon Alexander **proposed, seconded** by Cllr Ian Alexander **No Objection. Agreed**
- 40.6 DC/21/1231 – Honeys 25-27 Church Street** – Fell 1 x Fir and Variegated Holly and surgery to 1 x Laurel and 1 x Pear (Works to Trees in a Conservation Area)
Cllr Young **proposed, seconded** by Cllr Simon Alexander **No Objection subject to the advice of HDC's Arboricultural Officer. Agreed**

- 40.7 SDNP/21/02696/FUL - Great Drove Farm Bostal Road - Use of outbuilding as self-Catering holiday let**
Cllr Young proposed, seconded by Cllr Simon Alexander No Objection. Agreed.
- P21/41 LATE PLANS**
- 41.1 DC/21/1350- 3 Newham Lane – Installation of cladding to the first floor, installation to new windows and doors and erection of pergola to the rear elevation.**
Cllr Simon Alexander proposed, seconded by Cllr Ian Alexander OBJECTION. Cllrs are concerned that the proposed cladding is out of keeping with the street scene. They have no objection to the other proposals within the application. Agreed
- P21/42 ENFORCEMENT NOTIFICATIONS**
None.
- P21/43 PLANNING DECISIONS FROM HDC and SDNP APPLICATIONS PERMITTED**
- 43.1 DC/21/0437 - 12 Thornscoft - Erection of a single storey rear extension, a two-storey side extension, a single storey front porch extension and a side/rear access ramp.**
- 43.2 DC/21/1404 - Jarvis, Jarvis Lane - Surgery to 1 x Sycamore (Works to Trees in a Conservation Area)**
- 43.3 DC/21/1159 -Ashburton High Street - Fell 3 x Ash (Works to Trees in a Conservation Area)**
- 43.4 DC/21/0716 - 42 High Street - Erection of a single storey rear extension and refurbishment of existing outbuilding (Listed Building Consent).**
- P21/44 DEPUTY CLERKS REPORT FOR STEYNING CENTRE**
- 44.1 Bookings update - 25 groups that have returned to their usual bookings. We have 2 new groups starting in September.**
The income for bookings recorded for July was £3,313.92 which is a shortfall of £1018.27 against the usual predicted bookings.
- 44.2 Film nights update - The film July was Military Wives, 45 persons attended. Once the hall hire, wine, film royalties and projectionist fees were paid there was a loss of £87.50.**
The profit made on film nights since 2014 (when the films began) is £12,096. The next Film, Cinema Paradiso is on 4th August. 18 tickets have been sold so far. We hope to continue with serving refreshments to tables depending on numbers
- 44.3 High Street Toilets/ bus shelter and Steyning Centre anti-social behaviour issues**
Anti-Social behaviour has continued at the bus shelter and the Steyning Centre since the last meeting. Clerk and Deputy Clerk have been working with the wardens and PCSO's on a daily basis, using footage from the newly installed CCTV cameras, to try to stop the youths congregating in these areas. With the aid of the Wardens, PCSO's and Police, letters have now been written to the individuals concerned to prevent them being on the grounds of the Steyning Centre and at the Bus Shelter in the High Street. The Office Staff will continue to liaise with the Wardens and PCSO's on any further issues if the behaviour continues.
- 44.4 ADT 6 Month service – the 6-month service was carried out on 7th August. The Red Care Line was undated with WI-FI connections and a battery was changed in the alarm cupboard. All the monitors are working properly.**

D Clerk

P21/45	FINANCIAL REPORT	
45.1	To agree the Income & Expenditure reports for June 2021 The report was not available for agreement on this occasion. June and July income and expenditure will be brought to the	D Clerk
45.2	To discuss and agree Cameras and Microphones options and prices for recording of meetings once the Covid Regulations are lifted and normal meetings can resume. Cllrs Simon Alexander, Ian Alexander and Tom Packer the IT adviser met on Tuesday 20th July to discuss the best options for a camera and microphones for the recording of meetings at the Steyning Centre. A supporting paper was sent out to the committee members. There was a brief discussion on the options Cllr Ian Alexander proposed, seconded by Cllr Simon Alexander that a camera, 3 tripods and 2 microphones be purchased up to the value of £1000.00. Agreed. Cllr Young proposed, seconded by Cllr Simon Alexander to recommend to full council to discuss and agree live streaming of council and committee meetings to U-tube and/or Face book. Agreed.	D Clerk
P21/46	Requested Motion	
46.1	Cllr Young proposed, seconded by Cllr Simon Alexander that this Committee resolves that in light of the number of Covid-19 cases, hospitalisation and deaths, that Covid Social Distancing measures shall continue to be applied in the public areas of SPC Premises until such time as Committee resolves otherwise. The Committee also resolves that SO 7(a) shall not apply to this motion. Agreed The Deputy Clerk informed the committee that since the change to regulations on Monday 26th July the Office have been in contact with all customers with bookings due during July and August. We have asked that masks continue to be worn in public areas of the Steyning Centre and that they continue to use the sanitiser we supply in various places in the centre. We have requested to be informed of the numbers that will be attending events and all have responded with very realistic numbers for the size of the halls being hired and all the groups are remaining very cautious and not wanting to rush back to normal usage at present. This item to be reconsidered at the September meeting.	D Clerk
P21/47	CORRESPONDENCE/INFORMATION.	
47.1	Appeal Decision for DC/20/1045 5 Penfold Way - Demolition of existing detached garage, construction of a new attached garage. Conversion of loft into a habitable living space. Appeal Dismissed	
47.2	Appeal Decision for DC/20/0789 - Former B&W Building, Elm Grove Lane – demolition of existing buildings and erection of a new residential building comprising of 9 houses and apartments and a B1 commercial office building with associated vehicle parking, cycle parking, bin storage and landscaping. Appeal Granted	
47.3	Correspondence from the St Andrews Pre School Manager. Marion Pickup has now retired, and new Preschool leaders have been booked the hall for 5 days a week from September. Deputy Clerk to write to Marion to thank her for the hard work she has done to make the pre-school so successful over the last 20+ years.	D Clerk

- 47.4** **Correspondence from Rampion Wind Farm.** The letter informs of a consultation starting 14th July to 16th September. The Parish Council has been invited to comment as a statutory consultee. Deputy Clerk to put the correspondence on the website. D Clerk
- 47.5** **Correspondence from Enso Energy re Solar Application – Land at Huddlestone Farm.** Enso Energy will be giving a short presentation at the next Planning and Premises meeting on 23rd August 2021. They also have booked Coombe Court Hall at the Steyning Centre for a public exhibition. D Clerk
- 47.6** Information has been received from a resident concerning plans to continue extracting sand from the quarry at The Hollow (off A283) and to infill with 2.7 million cubic metres of inert waste over the next 8-10 years. This infill alone will result in 300 two-way lorry movements every day from 7am to 6pm Mon to Fri and on Saturday mornings. (i.e. 600 single movements) from The Hollow, along the A283 to the A24 Washington roundabout. Public comments must be made by 22nd August on [www.westsussex.gov.uk/planning application ref WSCC/028/21](http://www.westsussex.gov.uk/planning/application/ref/WSCC/028/21). Deputy Clerk to publish the link on the parish council website. D Clerk
- 47.7** Information has been received that there is a website with details of proposed planning at land at Glebe Farm - the website link is glebefarmsteyning.co.uk Deputy Clerk to publish the link on the parish Council website. D Clerk
- P21/48** **DATE OF NEXT MEETING - Monday 23rd August 2021 at 7.30pm**

The Chairman closed the meeting at pm 8.53pm