
MINUTES OF THE PLANNING & PREMISES COMMITTEE MEETING HELD ON MONDAY 22ND APRIL 2024 AT 7.30PM AT THE STEYPNING CENTRE.

Present: Cllrs Trundle, Hanson, M Alexander, Balance, Young, Lloyd and Foxwell

Members of the public: None

Clerk – Hazel Roxby

DRAFT MINUTES

P23/147 APOLOGIES

147.1 Apologies were received from Cllr Johnson

P23/148 DECLARATIONS OF INTEREST

148.1 There were no declarations of interest from Councillors.

P23/149 QUESTIONS FROM THE FLOOR -

149.1 None

P23/150 MINUTES – to agree minutes of the last meeting on Monday 25 March 2024

150.1 Cllr Trundle **proposed, seconded** by Cllr Hanson to accept the minutes of 25th March 2024 as a true and fair record of the meeting. **Agreed.**

P23/151 MATTERS ARISING AND ACTIONS (taken as read)

151.1 **Flat Roof** – Quote of £2,450.00 to re-felt the roof was accepted and the work ordered. To be carried out in March or April. **Ongoing.** The contractor has informed he will carry out the work on 14th May weather permitting.

151.2 **Bus Shelter ramp quotes** - Quote of £13,170 agreed in principle with queries on the handrail and floor tile prices. Report to go to F&GP to seek acceptance or not for the project. **Ongoing.** This was not discussed at the last F&GP.

P23/152 PLANNING APPLICATIONS

152.1 **DC/24/0456 – 11 Penlands Rise** – Erection of a single storey side and rear extension.
Cllr Trundle **proposed, seconded** by Cllr Ballance **No Objection - Agreed** 5 for and 2 abstentions.

152.2 **DC/24/0458 and 0459 – Springwells Bed and Breakfast** – 9 High Steet – Retain of boundary walls to the south of the property (Householder Application)
Cllr Trundle **proposed, seconded** by Cllr Lloyd **OBJECTION based on the loss of the historic flint wall in the Conservation Area which were the conditions of the original planning application.**
Agreed

- 153.3** SDNP/24/01258/PNTEL – R/O 3 Charlton Court Cottages, Mouse Lane – Intention to install fixed line broadband electronic communications apparatus under Regulation 5, detailed as 1 x 9M Light Pole. **No comment from Cllrs as the application has already been agreed.**
- 153.4** DC/24/0492 –35 Hills Road – Erection of a two- storey side extension.
Cllr Trundle **proposed, seconded** by Cllr Ballance **OBJECTION** The proposed application will be out of character for the street scene and will be a loss of privacy to the closest neighbour. Cllrs are concerned that there is a lack of evidence of the safety regulations of the proximity of the neighbour’s boiler flue. **Agreed.**
- 153.5** DC/24/0484 & 0485 – 32 High Street – Change of use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house (Full Application).
Cllr Trundle **proposed, seconded** by Cllr Hanson **OBJECTION** on the basis of loss of a commercial property. The property still represents a possibility of being used commercially, it hasn’t been on the market for an extended period of time and is in a prime location of the High Street. **Agreed.**
- 153.6** DC/24/0409 – 64 High Street – Repair and partial rebuild to existing chimney stack to the rear of the property and associated internal works to the fireplace and living room wall (Listed Building Consent)
Cllr Trundle **proposed, seconded** by Cllr Ballance **No Objection** subject to consultation with a structural engineer and the neighbours of 58-62. **Agreed**
- 153.7** DC/24/0540 – 9 Mimmack Close – Erection of a single storey rear extension.
Cllr Trundle **proposed, seconded** by Cllr Alexander **No Objection. Agreed.**
- P23/154 LATE PLANS**
- 154.1** DC/24/0574 Dingemans Court Shooting Field – Surgery 1 x Elm Tree
Cllr Trundle **proposed, seconded** by Cllr Alexander **No Objection. Agreed.**
- 154.2** DC/24/0490 71 High Street – Fell x1 Thuja and 1x Holly Hedge and replant
Cllr Ballance **proposed, seconded** by Cllr Trundle **OBJECTION** due to lack of information on proving that the trees are not saveable and the reason for felling. **Agreed.**
- 154.3** DC/24/0565 – The White Horse Inn, 23 High Street – Replacement of externally illuminated post sign.
Cllr Trundle **proposed, seconded** by Cllr Lloyd **No Objection. Agreed**
- 154.4** DC/24/0585 – 9 Laines Road – Re-construction of existing garage to form storage and ancillary living space for the main house.
Cllr Trundle **proposed, seconded** by Cllr Lloyd **No Objection** subject to a condition put in place that the proposed construction remains ancillary to the dwelling. **Agreed.**
- 154.5** DC/24/0493 – 16 Church Mead – Erection of a single storey rear extension
Cllr Hanson **proposed, seconded** by Cllr Alexander **No Objection.**
- P23/155 PLANNING DECISIONS FROM HDC and SDNP Permitted**
- 155.1** DC/23/0482 - Lloyds Bank TSB Limited 37 High Street - Variation of Condition 1 of previously approved application DC/21/2525 (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 rack.

- 155.2 DC/23/2054 - 58A High Street** - Installation of 1x non-illuminated fascia sign and 1x non-illuminated projecting sign.
- 155.3 DC/23/2124 - 61 Kings Stone Avenue** - Change of use of Annex (Class C3) to air b&b (Class C1) and extension of the land/residential curtilage to the east (Retrospective).
- 155.4 DC/23/2170 - 58A High Street** - Installation of 1x non-illuminated fascia sign and 1x non-illuminated projecting sign (Listed Building Consent).
- 155.5 DC/24/0209 - 7 Kings Barn End, Kings Stone Avenue** - Replacement of rear external double doors with a single door and installation of new steps leading to garden.
- 155.6 DC/24/0138 - Site: 26 Sir Georges Place** - Fell x1 Willow
- 155.7 DC/24/0291- Jumeira 45A Goring Road** - Installation of a new front door, changes to fenestration and internal changes. Partial timber cladding the rear. Replacement revised rear deck area and top floor balcony.

P23/156 ENFORCEMENT NOTIFICATIONS

- 156.1 EN/24/0118 27/03/2024 Former B and W Building Elm Grove Lane** - Alleged: untidy site
- 156.2 EN/24/0135 10/04/2024 41 Kings Barn Lane** - Construction of shed and reconstruction of rear wall of property; untidy site.

P23/157 DEPUTY CLERKS REPORT FOR STEYNING CENTRE

- 157.1 Bookings** – The bookings are still going well. The Invoice for the Building Control Office has been sent to HDC and the invoice has been paid. The expected income for April is £12,728.68 which includes the payment for the rental of the office.
- 157.2 Film nights** – The film for April was ‘The Miracle Club’ 86 tickets were sold, once the fees were paid there was a profit of £48.00. The film for May will be ‘Wonka’. Tickets are on sale in the office at the Steyning Centre.
- 157.3 Solar Panels** – The income for the solar panels from 1st April 23 to 31st March 24 is £1,052.68. The total income from the panels £13,091.71 since the installation in 2010.
- 157.4 Coffee machine** – The income for the coffee machine from April 1st 23 to March 31st 24 is £275.00. the expenditure is £96.99. The profit is £178.01.

P23/158 FINANCE – Income and Expenditure for March 2024 - To discuss and agree the income and

- 158.1** expenditure reports as a true record of the finances for March 2024.
Cllr Trundle **proposed, seconded** by Cllr Young to accept the financial report for March as a true record. **Agreed.**

P23/159 CORRESPONDENCE/INFORMATION.

- 159.1 Update on DMMO 4/21** - Addition of a footpath from Mouse Lane to footpath 2715 with an extension to bridleway 2714 and an extension to the historic Rifle Range Targets. The information was sent out to all councillors.

P23/160 DATE OF NEXT MEETING TUESDAY 28TH MAY 2024 at 7.30pm

Please note the change of date for May due to Bank Holiday Monday being on 27th

The Chairman closed the meeting at 8.40pm

Signed Chairman

Links for meeting - <https://youtu.be/i7RYxyhvrNY> and <https://youtu.be/OLkFPD7l8gs>



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