
PLANNING & PREMISES COMMITTEE MEETING HELD ON TUESDAY 27TH MAY 2025 AT 7.30PM AT THE STEYPNING CENTRE.

Present: Cllrs Lloyd, M Alexander, Ballance, Hanson.

Members of the public: 3

Clerk: Leanne Poole

MINUTES

P25/01 APOLOGIES

01.1 Cllrs Trundle and Foxwell.

P25/02 DECLARATIONS OF INTEREST

02.1 There was a declaration of interest from Cllr Ballance on agenda item 9.2 as he owns property next door.

P25/03 ELECTION OF VICE-CHAIRMAN – to elect a vice-chairman for the municipal year

03.1 Cllr M Alexander was nominated for Vice-Chairman. Cllr Hanson **proposed, seconded by** Cllr Lloyd that Cllr M Alexander be Vice-Chairman. **Agreed**

P25/04 QUESTIONS FROM THE FLOOR

04.1 Three members of the public were present and requested to speak on item 6.3 which the chair agreed to.

P25/05 MINUTES – to agree the Planning & Premises minutes of the meeting on 28th April

05.1 Cllr M Alexander **proposed, seconded by** Cllr Lloyd to accept the minutes of Monday 28th April 2025 as a true and fair record. **Agreed.**

P25/06 PLANNING APPLICATIONS

06.1 CA/25/0045 – Chantryside, Church Street - Surgery to 2x Leyland Cypress and 2x Yew (Works to Trees in a Conservation Area)

Cllr M Alexander **proposed, seconded by** Cllr Ballance. **No objection, subject to consultation with the HDC Arboricultural Officer. Agreed.**

06.2 DC/25/0680 - Dingemans Court, Shooting Field - Surgery to 1x Maple

Cllr M Alexander **proposed, seconded by** Cllr Hanson. **No objection. Agreed.**

06.3 DC/25/0234 - Calcot Farm, Horsham Road - Change of use of part of former agricultural building and 10m x 18m of adjacent yard to commercial use for the storage of soil improver bagging equipment, bagging of soil improver, storage of bagged surplus soil improver and distribution of the same.

Cllr M Alexander **proposed, seconded by** Cllr Lloyd **OBJECTION** This is a completely inappropriate site for a commercial waste business handling horse and livestock faeces.

This proposal will have a seriously detrimental effect on a long-standing, award-winning hospitality/cookery school business - sited 40m from the proposed development, resulting in the loss of employment within the community. This includes a butchery which is likely to be similarly affected.

Nearby residents will be plagued with flies and rodent infestation - the overall environmental impact will include potentially poisonous runoff into a nearby stream - approximately 40 metres from the proposed site - that is a tributary to the River Adur.

Noise pollution and highway damage will become an issue due to the increase in the number of heavy goods vehicles on the B2135. Inadequate sight lines will pose a major safety problem for regular users of this road with the increase in the number of heavy goods vehicles needing to turn into the access road. The access road in itself is too narrow (3 metres).

The application should be referred to WSCC as it is misleading, since this is in fact a commercial waste treatment business. **Agreed.**

P25/07 LATE PLANS

07.1 None.

P25/08 PLANNING DECISIONS FROM HDC and SDNP

Permitted

08.1 **DC/25/0353** - 19 Newham Lane, Steyning, West Sussex, BN44 3LR. Description: Erection of an entrance porch and two-storey rear extension.

Refused

08.2 **DC/24/1723** - 32 High Street, Steyning, West Sussex, BN44 3YE. Description: Change of Use of Existing Ground Floor Class E(b) Commercial, Business and Service to Class C3 Residential Use to form an integral part of the Existing First and Second Floor Dwelling

P25/09 ENFORCEMENT NOTICES

09.1 **EN/25/0147** - 2 Stonecroft, Tanyard Lane, Steyning, West Sussex, BN44 3RR. Alleged: Untidy front garden and driveway adversely impacting the amenity of the area.

09.2 **EN/25/0169** - 1 Sir Georges Place, Steyning, West Sussex, BN44 3LS. Alleged: window installed overlooking the neighbouring property

P25/10 REPORT FOR THE STEYNING CENTRE

10.1 **Bookings** – The projected income for April is £10,579.79. This was positively influenced by the annual payment being received for Committee Room 3. Bookings are still going well. Our regular hirers are continuing to use the rooms consistently throughout the week. The website has been recently updated with a class timetable of regular bookings.

10.2 **Film nights** – The film for May was *A Complete Unknown*. 75 tickets were sold, totalling £552. Once all the expenditures had been taken out, there was a profit of £107.59. The next film is *Conclave*, and tickets are on sale now.

10.3 **Maintenance** – The curtain track in Coombe Court has now been repaired and the curtains have been rehung, and the moveable partition doors have been serviced as part of our routine maintenance programme. The deputy clerk had managed to negotiate a discounted arrangement with the partition door contractor and will bring back the invoice for approval to the next meeting.

10.4 **Caretaking and Staffing** – John Connell has given notice and will be leaving his caretaking role in one month, with the possibility of providing emergency cover in the future if required. We are currently advertising for a new caretaker via Indeed, social media and notice boards.

10.5 **Finance** - The income and expenditure reports for April are currently unavailable due to a delayed end of year accounting processes being carried out with Rialtas.

P25/11 CORRESPONDENCE/INFORMATION

11.1 None.

P25/12 DATE OF NEXT MEETING – Monday 23rd June 2025 at 7.30pm

The Chairman closed the meeting at 8.23pm.

Signed Chairman