

Steyning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 19TH DECEMBER 2017 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Muggridge, S Sullivan, Hanson and Picking

Members of the public: Cllr G Sullivan

Clerk – Hazel Roxby

MINUTES

P17/66 APOLOGIES

There were apologies received from Cllrs Trundle and Pearcey

P17/67 DECLARATIONS OF INTEREST –

67.1 Councillor Cllr Sullivan declared a Disclosable pecuniary Interest in item 70.7 as the application is for new development on her property.

P17/68 MINUTES – to agree and sign the minutes of the 23rd October and 27th November 2017

68.1 The minutes of the meeting of 23rd October and 27th November 2017
Cllr Hanson **Proposed, seconded by** Cllr Muggridge that the minutes of 23rd October be accepted as a true record. **Agreed.**
Cllr Muggridge **Proposed, seconded by** Cllr Picking that the minutes of 27th November be accepted as a true record. **Agreed.**

P17/69 MATTERS ARISING AND ACTIONS.

69.1 It was noted that the lay-by beside the Chalk Pit in Newham Lane is a continued safety issue with unlit pallet of bricks, land rover and forklift resulting in an unsightly visual impact. The Deputy Clerk was asked to contact Cllr David Barling of WSCC if there is anything that can be done to remedy this situation. Cllr Barling is looking into the situation.
Cllr Muggridge advised that the Horsham Planning team suggested Parish Councils raise enforcement complaints via the HDC website. Accordingly, Cllr Muggridge **proposed, seconded by** Cllr Picking that the Deputy Clerk raises an Untidy Land Order relating to the lay-by via the HDC website. **Agreed.**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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P17/70 PLANNING APPLICATIONS

70.1 Cllrs suggest that applications DC/17/2620, DC/17/2621 and DC/17/2626, DC/17/2625 be discussed and considered together, as they are inextricably linked. Cllrs also request that due to the significance of this proposed development in the centre of Steyning Conservation Area, these applications are referred to the full HDC Planning Committee.

DC/17/2620 & 2621 – Land to the rear of Lloyds Bank TSB Limited, 37 High Street –
Proposed erection of chalet bungalow to form 2 x three bedroom dwellings and conversion of the existing barn know as Carters barn to provide 1x bedroom dwelling together with associated internal works, drainage works, car parking, refuse storage and cycle storage.
(Listed building consent & Full planning)

Cllr Hanson **Proposed, seconded by** Cllr Sullivan **OBJECTION.**

Cllrs feel the proposed buildings represent overdevelopment of this sensitive site, very close to a Grade II listed building. Cllrs are concerned for the loss of well-established trees and vegetation in the Conservation Area. The proposed parking arrangements seem to be inadequate for the number of properties planned, which include 7 bedrooms in total. The access, egress and turning would be extremely difficult, or impossible.

Agreed

70.2 **DC/17/2626 – Lloyds Bank TSB –** Proposed conversion of former Lloyds Bank to provide 4xflats and 1 retail unit with erection of single storey rear extension and associated internal alterations (Listed Building Consent)

Cllr Muggridge **Proposed, seconded by** Cllr Hanson **OBJECTION**

Cllrs strongly object to the total lack of parking provision in this application for 4 dwellings (9 bedrooms in total), and reject the proposition that the “sustainable” location obviates the need for car parking. Steyning has only a limited bus service and no other public transport. In addition all public car parks are payable and time-limited, and consequently on-street parking is already excessive and causes traffic congestion.

However, Cllrs do not object in principle to the proposed conversion of this historic building, and welcome the inclusion of a retail unit, providing the available land to the rear (as per DC/17/2620 & 2621) were used to provide adequate parking for this application. Agreed

70.3 **DC/17/2567 – Headly Cottage, 50 Goring Road-** Demolition of the existing two storey dwelling house and redevelopment to provide two semi -detached houses with associated parking and landscaping.

Cllr Muggridge **Proposed, seconded by** Cllr Sullivan **No Objection** However, Cllrs suggest that a style of windows should be re-considered to better match the design heritage of the building proposed. e.g. sash style windows. **Agreed**

70.4 **DC/17/2671- 7 Borough Gate, High Street –** Proposed installation of 1 x dormer window to front roof slope and 2 x rooflights to rear slope with associated loft conversion.

Cllr Hanson **Proposed, seconded by** Cllr **No Objection** providing the works & materials matches the others in the immediate area. **Agreed**

70.5 **DC/17/2732 – 81 High Street –** Fell 1 x Cordyline **(Works to Trees in a Conservation Area)**

Cllr Hanson **Proposed, seconded by** Cllr Sullivan **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed**

70.6 DC/17/2741 – Gervays Hall, Jarvis Lane- Demolition of the front garden wall and entrance steps and erection of a new wall and wider steps
Cllr Hanson **Proposed, seconded by** Cllr Picking **No Objection** subject to matching materials being used to match the existing wall, consisting of brick and flint, due to its location in the Conservation Area. **Agreed.**

Cllr S Sullivan left the room and took no part in the discussion or voting. Cllr G Sullivan left the public gallery.

70.7 DC/17/2609 – 19 Newham Lane – Part demolition of existing dwelling and erection of a single three bedroomed chalet bungalow with balcony to rear.
Cllr Picking **proposed, seconded by** Cllr Muggridge **No Objection** to the application in principle, however Cllrs are concerned that the balcony to the rear overlooks neighbouring gardens and may be intrusive to their privacy. **Agreed.**

Cllr Sullivan returned to the meeting.

70.8 DC/17/2751 – THE Old Priory, Vicarage Lane – Fell 1 x Conifer and surgery to 1 x Yew, 1 x Conifer, 1 x Willow and 1 x Leylandii Hedge (Works to trees in a Conservation Area)
Cllr Hanson **proposed, seconded by** Cllr Sullivan **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed.**

P17/71 LATE PLANS

71.1 None

P17/72 ENFORCEMENT NOTIFICATIONS

72.1 White House - Unauthorised high fence – Newham Lane – An Application has been submitted for an 8ft close-boarded fence but has not currently been validated. The applicant will be contacted requesting more information.

72.2 There is no further information on 47 High Street. It was noted that all current shops in the High Street may not be aware of the Parish Councils Conservation Area colour and property alteration guidelines. It was suggested that the Business Chamber could be asked to inform their members of the guidelines.

72.3 Robins Wood, Horsham Road was noted as still requiring an enforcement response. Deputy Clerk to raise a complaint via the HDC website and request the HDC planning team to investigate the current situation.

P17/73 PLANNING DECISIONS FROM HDC

AGREED

73.1 DC/17/2146 - Laurus Kings Barn Lane -Surgery to 1 x Oak and 1 x Lime

73.2 DC/17/2306 - Springwells Bed and Breakfast 9 High Street - Proposed repositioning of external door and window following internal reconfiguration (Full Planning)

73.3 DC/17/2309 - Springwells Bed and Breakfast 9 High Street - Proposed repositioning of external door, removal of internal partition walls and associated alterations to ground floor layout(Listed Building Consent)

Refused

73.4 DC/17/2105 - 1 Rosemary Avenue - Proposed replacement of existing boundary wall and erection of replacement wooden fence to side and rear.

Appeals

- 73.5 DC/17/1161 Fringe Cottage Mouse Lane** - Proposed single storey front extension
Appeal Against Refusal of Planning – Appeal allowed.
- 73.6 DC/16/2673 2 Henderson Walk** - Erection of single and two storey rear extensions -
Appeal Against Refusal of Planning - Appeal Dismissed

P17/74 CORRESPONDENCE/INFORMATION

- 74-1** The Gypsy, Traveller and Travelling Show people Draft Site Allocations Development Plan Document. Consultation
- 74.2** Rampion Offshore Wind Winter Newsletter
- 74.3** The hand out from HDC'S Planning Training meeting has been forwarded to the members of the planning committee.
- 74.5** Mayfield Market Towns Vision Document has been received setting out a vision for a new market town in Horsham and Mid Sussex. The document can be seen in the Office.

P17/75 DATE OF NEXT MEETING: Monday 22nd January 2018 at 7.30pm

The Chairman closed the meeting at 8.55 pm