

# Steyping Parish Council



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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 5<sup>th</sup> APRIL 2016 AT 7.00PM AT THE STEYNING CENTRE

**Present:** Cllrs Toomey, Muncey, Hanson, Trundle, Bowell and Muggridge

**Members of the public:** 4 including Cllrs S Sullivan and R Goldsmith.

**Clerk:** Hazel Roxby

### MINUTES

**P15/234 APOLOGIES** –apologies were received and accepted for absence from Cllr Lloyd

#### **P15/235 DECLARATIONS OF INTEREST**

**235.1** There were no declarations of interest from Councillors

#### **P15/236 MINUTES**

**236.1** Cllr Muncey **proposed, seconded** by Cllr Toomey that the minutes of the meeting of Tuesday 15th March be approved as a correct record of the meeting and signed by the Chairman. **Agreed**

**P16/237 MATTERS ARISING AND ACTIONS-** To receive information arising from the last meeting.

**237.1- 227.1** Arrange meeting to discuss comments from residents in Conservation Area

Cllr Muncey informed that Chris Tod, Associate Planning Committee Member is willing to attend the meeting but HDC'S Local Authority Conservation Officer is not able to attend. It was noted that HDC are pleased with the work being done by the parish council but have informed that conservation area character appraisals, any Article 4 Directions and proposed extensions or other amendments to the conservation areas are documents that need to be the subject of a formal public consultation and adoption process undertaken by the Local Planning Authority.

**237.2-227.5** Query with HDC Planning why the conditions requested were not added to the approval notice for DC/15/2733- 4 Coxham Lane. Ongoing.

**237.3-230.1** It was noted that building work to a house in College Hill is now visible from the road and is possibly over the permitted development regulations - HDC enforcement will be investigating the work.



Parish Clerk: Rebecca Luckin  
Deputy Clerk: Hazel Roxby

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## P15/238 PLANNING APPLICATIONS

**238.1 DC/16/0169 – 68 High Street** – Painted signage on front and side elevation at first floor level and erection of 1x hanging sign on front at first floor level.

Cllr Muncey **proposed, seconded by Cllr Hanson OBJECTION** as the proposal goes against **Conditions in the guidance on Outdoor Advertisements and Signs published by the Dept for Communities and Local Government. The conditions state that an advertisement permitted by class 5 in an Area of Special Advertisement Control must not:**  
**Have any letters, figures, symbols or similar features in the design over 0.75 of a metre in height, or 0.3 of a metre in height if they are in any Area of Special Control of Advertisements.**

**Have its highest part above the level of the bottom of the first-floor window in the wall where the advertisement is.**

**Additionally, if the business premises is a shop, an advertisement may be displayed only on an external wall which has a shop window in it. Agreed**

**238.2 DC/16/0575 – 15 Rosemary Avenue** – Side extension, rear infill extension and first floor loft conversion to reflect the approved certificate of Lawful Development. This application is to gain approval for the addition of the cladding materials, the sedum roof and an adjustment to the ground floor ceiling level.

Cllr Muncey **proposed, seconded by Cllr Muggridge OBJECTION** – the committee request confirmation that the cumulative effect of the 2 Lawful Development certificates DC/15/2866 and DC/16/0144) and this planning application do not fall outside of the permitted development regulations.

**The Councillors are concerned that this is over development of the site within the Street Scene. They also object to the colour and size of the proposed cladding as it is out of character for the area. They request confirmation that neighbours have been informed of the planning application. Agreed.**

**238.3 DC/16/0364 – 14 High Street** – Proposed external staircase to rear.

Cllr Muggridge **proposed, seconded by Cllr Howell No Objection. Agreed**

**238.4DC/16/0567 & 0570 – Sheppenstrete House, Sheep Pen Lane** – Reconstructed conservatory and infill porch (Lawful Development Certificate Existing)and (Listed Building Consent) (Similar application was DC/15/2751 in January)

Cllr Muncey **proposed, seconded by Cllr Muggridge No Objection subject to the advice of HDC's Conservation Area Officer .**

## P15/239 LATE APPLICATIONS

**239.1 DC/16/0550 - Bramber Brooks, The Street, Bramber** – Erection of a single dwelling.

Cllr Muncey **proposed, seconded by Cllr Trundle with 1 abstention OBJECTION** to the proposed plan on the following grounds:

**It is outside the building line north of the boundary stream and would set a precedent to building on the flood plan which Bramber Parish Plan and SWAB Neighbourhood Plan are firmly against. The flooding report clearly shows the plot is at high risk of flooding.**

**The Council questions the adequate visibility splay and would emphasise the volume of coaches and cars visiting St Mary's House(open throughout the year) and also the entrance to the mobile home park (accommodating 20+ units) both of which are almost directly opposite. All rear garden sections to the north of the stream and to the east of the site are subject to strict control in as much as no buildings are permitted. If this were allowed it would open the flood gates for further developments in these gardens thereby spoiling the attractive and undeveloped nature of this small area of Bramber/Steyping . It is unique and we should make every effort to maintain the uniqueness.**

**The application states there are no alternative suitable self-building plots available but in the**

forthcoming SWAB Neighbourhood Plan other sites have been identified at Annington Farm Cottages.

The recent Housing Survey undertaken by Bramber Parish Council identified the need for 8 social houses and some retirement accommodation neither of which would be satisfied by the proposal. Given the need to mitigate the risk of flooding in this high risk flood area the height of the proposed building will be disproportionate to the surrounding properties.

Lawful access of vehicles to the back gardens of 2 adjacent properties would be severely restricted as would access to the adjacent public footpath not adequately highlighted in the planning application documents. It would also appear that the proposed driveway will impinge upon this well-used footpath.

Councillors would like to point out that this application has not been on the weekly planning list and it was not made clear to Steyning or Bramber parish councils that it is within the Steyning Boundary.

#### **P15/238 ENFORCEMENT NOTIFICATIONS**

None for this meeting.

#### **P15/239 PLANNING DECISIONS FROM HDC-**

##### **Permitted**

**DC/15/1937 - Wappingthorn Farm Horsham Road** - Variation of Condition 2 (DC/13/1958) relating to plans

**DC/15/2383 - Former Nautical Training Corps Hut Mouse Lane** - Demolition of remains of former NTC hut/meeting room and erection of new store and interpretation facility for The Steyning Downland Scheme

**DC/15/2685 - 116 - 118 High Street** - Conversion of shop with flat above to two self-contained flats and two shops; including new shop front and erection of new side dormer

**DC/16/0417 - The Retreat White Horse Square** - Surgery to 1 x Ash Tree (Trees in a Conservation Area)

##### **Refused**

**DC/16/0157 - Norfolk House Tanyard Lane** - Two-storey rear extension and conversion of existing single dwelling to form two semi-detached dwellings

##### **Withdrawn**

**DC/16/0300 - The Lodge Little Drove** - Erection of a rear conservatory

#### **P15/240 CORRESPONDENCE/INFORMATION**

240.1 Appeal decision APP/Z3825/D/15/3138680 Garden Cottage, Wappingthorne Farm Lane has been dismissed by the Planning Inspectorate.

240.2 An email has been received from a resident concerning double yellow lines in Charlton Street and the possibility of adding suggestions for this to the Conservation Area Document. It was requested that a letter be sent to WSCC Highways Dept asking for double yellow lines within the Conservation Area to be made narrower and paler.

240.3 Email from HDC concerning SDNPA Parish Workshops date for the diary for 11<sup>th</sup> May evening event – venue to be confirmed.

240.4 Email from Strategic Planning Team informing that 2016 Strategic Housing and Economic Land Assessment (SHELAA) call for sites is now open.

240.5 Email from a resident concerned with the suggested proposals for Sweetland within the Neighbourhood Plan.

**P15/241 DATE OF NEXT MEETING: Tuesday 19<sup>th</sup> April 2016 at 7.00pm**

The meeting closed at 7.48pm

Signed: ..... Date: 19<sup>th</sup> April 2016  
Chairman



Parish Clerk: Rebecca Luckin  
Deputy Clerk: Hazel Roxby

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## **Actions**

**237.1 - 227.1** Arrange meeting to discuss comments from residents in Conservation Area

**237.2 -227.5** Query with HDC Planning why the conditions requested were not added to the approval notice for DC/15/2733- 4 Coxham Lane

240.2 A letter be sent to WSCC asking for double yellow lines within the Conservation Area to be made narrower and paler (attach photos submitted from resident to demonstrate the issue)