

Steyning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 20th DECEMBER 2016 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Hanson, Syred, Muggridge, Picking and Northam

Members of the public: 8

Clerk – Hazel Roxby

MINUTES

- P16/147 APOLOGIES** **actions**
137.1 There were apologies from Cllr Trundle
- P16/148 DECLARATIONS OF INTEREST** – to receive Councillors declarations of interest in items on the agenda
148.1 There were no declarations of interest from Cllrs.
- P16/149 MINUTES** – to agree and sign the minutes of the 6th December 2016
149.1 Cllr Muggridge **proposed** , **seconded** by Cllr Syred that the minutes of the meeting of 6th December 2016 are accepted as a true record of the meeting. **Agreed**
- P16/150 MATTERS ARISING AND ACTIONS**
None for this meeting.
- P16/151 PLANNING APPLICATIONS**
151.1 DC/16/2702/2703 – 37 High Street – Conversion of Carters Barn to form 1 residential unit and re-development of the rear of the site to create 3x 3 storey town houses
Cllr Muggridge **proposed** , **seconded** by Cllr Picking **Objection** based on the following points:-
- Inadequate parking. 3 existing spaces relate to use by the large commercial building on the High Street adjacent to this site. So no additional parking spaces are included in these plans for the new dwellings or the conversion. There are already severe parking issues in Charlton Street.
 - The design & materials of the planned new dwellings are not sympathetic to the surrounding buildings in the important Conservation Area; for example



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the rendered walls and the zinc roofing. The two precedents cited are invalid as they were approved prior to the latest HDC Local Plan 2015 and the draft Steyning Conservation Area Assessment document (currently under review by HDC).

- The height of the new dwellings is excessive for this location behind the High Street
- The entire plan represents an over-development of the small site in the Conservation Area. **Agreed**

151.2 DC/16/2692 – Bidlington, High Street – First floor addition over existing garage to provide self-contained annexe (1 letter of objection received)

Cllr Muggridge **proposed , seconded** by Cllr Northam **No Objection**. However we note that the applicant has not indicated on these plans that the adjacent large Georgian property is in fact two dwellings (back to back), with different owners & occupiers. **Agreed with 1 abstention**.

151.3 DC/16/2813 – 10 Gatewycke Terrace, Tanyard Lane – Surgery to 1 Ash Tree (works to Tress in a Conservation Area)

Cllr Muggridge **proposed , seconded** by Cllr Hanson **No Objection subject to the advice of the Arboricultural Office**.

151.4 DC/16/2741 – 22 Kings Stone Avenue – Single storey rear extension (Demolition of existing conservatory)

Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection**.

151.5 DC/16/2773 – The Granary, Dog Lane – Removal of existing single storey side/rear extension and car port and erection of two storey side extension and single storey rear/side extension to detached property. (plan not yet received)

Cllr Northam **proposed, seconded** by Cllr Syred **No Objection subject to clarification from the Arboricultural officer that trees will not be affected by the proposed works**. **Agreed with 1 abstention**.

151.6 DC/16/2771/2772 – 90 High Street – Demolition of the existing sub-standard rear extension and replacement single storey extension on same footprint (full planning and LBC) Cllr Muggridge **proposed, seconded** by Cllr Northam **No Objection**. **Agreed**

P16/152 LATE PLANS

152.1 None for this meeting

P16/153 ENFORCEMENT NOTIFICATIONS

Barbers - High Street – Pole removed. Case Closed.

Maudlin Hill Farm - SDNP/15/05230/FUL – Compliance officer has received a letter informing that the owner has just returned to the country and will be addressing the issue shortly.

Chalk Pit – Newham Lane – SDNP/16/00435/OPDEV – a retrospective planning application has now been requested, by the Officer, for the construction of a storage barn.

The White House Fence – Newham Lane -SDNP/16/00475/HOUS - Compliance officer has been informed that a new planning application is to be submitted for a reduced height fence within 14 days.

P16/154 PLANNING DECISIONS FROM HDC

PERMITTED

DC/16/2398 - Co-operative Stores 43 - 45 High Street - 1 x non-illuminated fascia, 1 x non-illuminated suspended logo and 2 x non-illuminated wall mounted aluminium panels

DC/16/2383 - The Chantry House 34 Church Street - Surgery to High Volume of Trees (Works to Trees in a Conservation Area)

DC/16/2387 - 2 Penlands Rise - Proposed side extension and loft conversion

DC/16/2495 - Finches Kings Barn Villas - Single Storey Side Extension

REFUSED

DC/16/2532 - St Cuthmans Cottage Holland Road - Non-Material amendment to previously approved application DC/16/1486 (Erection of a replacement dwelling. Alterations to the existing garage). Change of roof covering to slates

P16/155 CORRESPONDENCE/INFORMATION

155.1 Letter of objection received noted in 151.1

155.2 Letter of objection received noted in 151.2

P16/156 DATE OF NEXT MEETING: Tuesday 10th January 2017 at 7.00pm

The Chairman noted that there has been an unofficial request for F&C Committee to start at 7pm which would mean a clash with planning meetings in future. The committee were asked to think of options to rationalise time spent on planning matters, and how we may accommodate needs of other SPC Committees who may follow on from our meetings

The Chairman closed the meeting at 7.45pm.