

Steyning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 23RD OCTOBER 2017 AT 7.00PM AT THE STEYNING CENTRE

Present: Cllrs Muggridge, Trundle, S Sullivan, and Hanson

Members of the public: Cllr G Sullivan

Clerk – Hazel Roxby

MINUTES

P17/44 APOLOGIES

There were apologies received from Cllrs Pearcey and Picking

P17/45 DECLARATIONS OF INTEREST –

45.1 There were no declarations of interest from councillors

P17/46 MINUTES – to agree and sign the minutes of the 25th September 2017

46.1 Cllr Trundle **proposed, seconded** by Cllr Hanson that the minutes of the meeting of 25th September 2017 be accepted as a true record of the meeting. **Agreed.**

P17/47 MATTERS ARISING AND ACTIONS.

47.1-37 The Parish Council's response to HDC's Draft Conservation Area Appraisal & Management Plan for Steyning – Consultation, was sent on 3rd October.

47.2-40.3 Update on Chequer Inn Lanterns - the Enforcement Officer and Conservation Officer have informed that it has been agreed with Sheperd Neame brewery that the copper lanterns will be removed and be replaced with black lanterns in the same style as the original ones. Listed Building Consent will not be required if the lanterns are replaced with similar to the original black ones.

P17/48 PLANNING APPLICATIONS

48.1 DC/17/2154- Ashburton, High Street – Surgery to 1 Holm Oak, 1 Yew and 1 Fig trees
Councillors **Agreed No Objection subject to HDC's Arboricultural Officers advice.**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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48.2 DC/17/2223 & 2224 – 124 High Street – Erection of garden room to rear elevation (amendment to previously approved application DC/17/0156 in terms of garden room position) (LBC & Householder consent)
Cllr Muggridge **proposed, seconded** by Cllr Trundle **No Objection. Agreed.**

P17/49 LATE PLANS

49.1 DC/17/2306 & 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 (**Full planning and LBC**)
Cllr Trundle **proposed, seconded** by Cllr Sullivan **No Objection subject to the approval of HDC's Conservation Officer. Agreed.**

49.2 DC/17/2105 – 1 Rosemary Avenue – Proposed replacement of existing boundary wall and erection of replacement 2 m wooden fence to side and rear.
Cllr Trundle **proposed, seconded** by Cllr Hanson **OBJECTION Cllrs are concerned of the impact that the fence will have on the street scene. It was also noted that the work has already begun on the fence contrary to the information on the application. Also noted that there is an existing 2m high hedge at the side, already providing considerable screening for privacy; a fence erected on the inside would provide greater security without affecting the street scene. Agreed.**

P17/50 ENFORCEMENT NOTIFICATIONS

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.

50.1 The Parish Council has been informed that an enforcement file has been opened on 47 High Street.

P17/51 PLANNING DECISIONS FROM HDC

AGREED

DC/17/1163- Penfold Way - Demolition of existing garage, erection of 1 no. dwelling and alterations to existing access

DC/17/1486- 19 Roman Road - Retrospective application for the erection of a single-storey rear extension, re-cladding, raised decking, and associated privacy screen to rear elevation.

DC/17/1730 - 19 Coxham Lane - Proposed erection of a single storey front extension

DC/17/1800 - Norfolk House Tanyard Lane - Non material amendment to previously approved application DC/16/1014 (Conversion of existing single dwelling to form two semi-detached dwellings). Replacement of white timber weatherboarding with white render to southern and eastern elevations at ground

DC/17/1772-The Granary, Dog Lane - Removal of existing single storey side/ rear extension and car port and erection of two storey side extension, two storey rear extension and single storey rear/ side extension to detached property. (Amendments to previously approved application

DC/16/2773

SDNP/16/05909/FUL – The Chalk pit, Newham Lane – Erection of a barn.

DC/17/1475 - Dingemans Court Shooting Field - Surgery to 1 x Sugar Maple

DC/17/1960 - Rosebank Jarvis Lane - Surgery to x 1 hawthorn, 2 x sycamore trees and 1 x ash tree. Fell 1 x holly Tree, 1 x multi-stemmed bay tree and 2 x elder trees. (Works to Trees in a Conservation Area)

P17/52 CORRESPONDENCE/INFORMATION

- 52.1** A Town and Country Planning Act 1990 – Appeal under section 78 has been lodged against HDC’s refusal of planning consent DC/16/2673 2 Henderson Walk – Erection of single and two storey rear extensions
- 52.2** An email from CAGNE has been received. Sent to committee members.
- 52.3** SDNPA September newsletter – sent to committee members
- 52.4** WSCC highways have informed of a section 278 on Steyning bypass in connection with planning application DC/16/1649 Gatewick Farm.
- 52.5** Horsham District Council have informed of the draft Brownfield Land Register that has been produced to comply with recent legislation. There is a 4 week consultation period ending on 17th November. The letter notes that there are no Brownfield sites in Steyning. To view the register go to www.horsham.gov.uk/planningpolicy/planning-policy/housing-land-availability/brownfield-land-register

P17/53. South Downs National Park Authority Local Plan Consultation

- 53.1** In response to the South Downs National Park Authority Local Plan Consultation, Cllrs noted that although Steyning is mentioned under the Gateways section 3.43 and section 3.56 they would like there to be a reference to ‘Steyning being an attractive Market Town that brings tourists to the gateway of the National Park’ added. Cllrs would also like sections 3.44 and 3.57 replaced with a sentence stating that ‘Steyning as being a notable visitors hub with historic buildings on the scarp and dip slopes which attract visitors to this Gateway of the National Park.
- 53.2** The plan states that towns and villages must be allowed to live, breath and prosper however there is no specific guidance for how to achieve this. There should be a policy giving guidance to those areas immediately outside of the National Park that are also constrained by the geography associated with District Councils Local Planning rules on how they are able to live , breath and prosper in the future.
- 53.3** Page 140 7.100 Demonstration the need for agricultural workers and permanent dwellings. Cllrs are concerned that there is a need for retirement homes for retiring agricultural workers to move to and therefore free up the permeant dwellings for new workers and their families, but this is not mentioned in the policy. Cllrs strongly feel this should be an addition to the local plan.
- 53.4** Steyning Parish Council welcomes the references for affordable homes in Strategic Policy SD28 and Strategic Policy SD29.

Cllr Sullivan left the meeting feeling unwell 8.35pm

P17/54 DATE OF NEXT MEETING: Monday 27th November 2017 at 7.30pm

The Chairman closed the meeting at 8.55pm

