

Steyning Parish Council



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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 25TH SEPTEMBER 2017 AT 7.00PM AT THE STEYNING CENTRE

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

Members of the public: 30 including Cllrs Toomey, G Sullivan and Goldsmith

Clerk – Hazel Roxby

MINUTES

P17/33 APOLOGIES

There were apologies received from Cllrs Pearcey

P17/34 DECLARATIONS OF INTEREST –

34.1 There were declarations of interest from councillor S Sullivan as a neighbour to item 38.11, Cllr Muggridge to College Hill and Cllr Trundle Castle Lane areas referred to the Conservation Area response document.

P17/35 MINUTES – to agree and sign the minutes of the 21st August and the EOM of 11th September 2017

35.1 Cllr Trundle **proposed, seconded** by Cllr Picking that the minutes of the meeting of 21st August 2017 be accepted as a true record of the meeting. **Agreed.**
Cllr Trundle **proposed, seconded** by Cllr Picking that the minutes of the EOM meeting of 11th September 2017 be accepted as a true record of the meeting. **Agreed**

P17/36 MATTERS ARISING AND ACTIONS.

36.1 Deputy Clerk has requested to investigate if there is further information on the White House Fence. The Planning Compliance Officer has informed that the application is still invalid. HDC will be contacting the applicant for further information to be made within 14 days.

P17/37 DRAFT CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN FOR STEYNING – CONSULTATION - to receive the working party's recommends and agree Steyning Parish Council's response to HDC's consultation document.



Parish Clerk: John Fullbrook
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- 37.1** The draft response was sent out to all councillors. Cllr Trundle asked the committee for their comments on the document. Cllr Muggridge requested that the wording 'featuring mostly 3 storey semi-detached Victorian villas' be added to the College Hill sentence and 'which includes semi-detached Victorian villas and large detached Edwardian/arts and craft properties' be added to the Goring Road sentence. Cllr Trundle proposed, seconded by Cllr S Sullivan that the amendments be accepted and added to the document. **Agreed with 1 abstention.** The final document will be sent to HDC.

P17/38 PLANNING APPLICATIONS

- 38.1** **DC/17/1817 – Wyckham Dale Farm, Wyckham Lane** – Installation of 48 photovoltaic (PV) units mounted on 4 x arrays each consisting of 12 x PV panels.
The Committee agreed No Objection. Agreed
- 38.2** **DC/17/1791 – Dingemans Court, Shooting Field-** Surgery to 1 Silver Birch
The committee agreed no objection subject to the advice of HDC' Arboricultural officer. Agreed
- 38.3** **DC/17/1960 – Rosebank, Jarvis Lane** – Surgery to 1 x 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)
The committee agreed no objection subject to the advice of HDC' Arboricultural officer. Agreed
- 38.4** **DC/17/1486 – 19 Roman Road** – Retrospective Application for erection of a single-storey rear extension, re-cladding, raised decking and associated privacy screen to rear elevation.
OBJECTION The committee are concerned regarding the overall height of the fence at this property. Agreed
- 38.5** **DC/17/1882- 11 Saxon Road** – Single storey rear extension and rear dormer featuring 1 x Juliet balcony and 2 x windows for loft conversion
Cllr Trundle **proposed, seconded** by Cllr Muggridge **OBJECTION to the application as the extension is not subsidiary to the original building. Agreed with 1 against and 1 abstention.**
- 38.6** **DC/17/1859 – 10 Church Street** – Removal of condition 4 (vehicle turning) to approved application ST/1/98 (Conversion of Court House to 5 houses and garages and associated parking) to provide temporary parking space
Cllr Muggridge **proposed, seconded** by Cllr Trundle **as the above condition still appears to be in existence OBJECTION. The committee are still concerned, as per their objection to the original plan ST/1/98, that the space concerned should allow for unobstructed turning to enable a forward exit onto the Highway, at what is already a difficult junction with a very busy corner and mini roundabout as well as crossing a well used footpath. Agreed with 1 abstention.**

- 38.7 DC/17/1873 – Chantryside, Church Street** – Surgery to several trees and shrubs (Works to trees in a Conservation Area).
Cllr Trundle **proposed, seconded** by Cllr Muggeridge **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed.**
- 38.8 DC/17/1824 – Dingemans Court, Shooting Field** – Surgery to 1 Silver Birch, 1 False Acacia, 3 Silver Maples, 1 Apple Tree, 1 Indian Bean and 1 Norway Maple Tree.
Cllr Trundle **proposed, seconded** by Cllr Sullivan **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed.**
- 38.9 DC/17/1889 – Springwells Hotel, 9 High Street** – Demolition of 2 x garden sheds and erection of 2 replacement sheds (Full planning and demolition of unlisted building in a Conservation Area).
Cllr Trundle **proposed, seconded** by Cllr Sullivan **No Objection. Agreed**
- 38.10 DC/17/1943 – Mobile Home, Calcot Farm House** – Application to confirm that mobile home (Mobile home 1) has been used as a dwelling house (C3 Use) together with a second mobile home (mobile home 2) as ancillary residential storage, ass associated residential curtilage and parking areas for a continual period of 10 years (Certificate of Lawful Development – Existing)
Cllr Trundle **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**
There was a request from a neighbour that a site visit be organised to following his concerns regarding the frequent use of 4 & 10 yr rules on this site in lieu of seeking planning permission.
- 38.11 DC/17/1979 – 10 Newham Lane** – Demolition of existing single storey rear extension and erection of replacement two storey rear extension.
Cllr Muggeridge **proposed, seconded** by Cllr Hanson **No Objection. Agreed**
- P17/39 LATE PLANS**
- 39.1 DC/17/2094 – 3 Cripps Lane** – Construction of side dormer and rooflights in respect of associated loft conversion and front porch.
Cllr Trundle **proposed, seconded** by Cllr Picking **No Objection. Agreed**
- 39.2 DC/17/2115 – Springwells Hotel, 9 High Street** – Demolition of section of existing boundary wall and erection of replacement brick wall
Cllr Sullivan **proposed, seconded** by Cllr Trundle **OBJECTION the committee would like the wall to be replaced in its entirety with like for like reclaimed materials. Agreed.**
- 39.3 DC/17/2146 – Laurus Kings Barn Lane** – Surgery to 1 x Oak and 1 x Line trees
Cllr Trundle **proposed, seconded** by Cllr Hanson **No Objection** subject to the advice of HDC's Arboricultural Officer. **Agreed.**
- P17/40 ENFORCEMENT NOTIFICATIONS**
- 40.1 White House** - Unauthorised high fence – Newham Lane – An Application has been submitted for an 8ft close-boarded fence but has not currently been validated.
- 40.2** Correspondence concerning a repair that has been carried out on the curtilage of Old

Orchard Dog Lane. The Compliance Officer has informed that half the area in question was originally concrete and the other half was originally soil. As the house is not listed and the additional area of hard standing is below 5 sqm, planning permission is not required. There are no conditions regarding the materials used in an area of hardstanding in a Conservation Area.

40.3 Comments concerning lighting at the Chequer Inn have been forwarded to HDC Enforcement Officer. The Officer has informed that he will be meeting with the Conservation Officer to discuss the lights and will contact the Landlord with advice on how to rectify the breach.

40.4 Comments have been received from a neighbour of Robinwoods, Horsham Road. The Compliance Officer has been informed and is looking into the issue.

P17/41 PLANNING DECISIONS FROM HDC

AGREED

DC/17/1539 - Penfold Cottage 30 High Street - Proposed removal of existing hanging sign and fixture from front of residence (Listed Building Consent)

DC/17/1594 - Steyning Football Club Shooting Field - Erection of single storey kitchen extension and disabled WC

DC/17/1025 - Steyning Grammar, Lower School Church Street - Localised repairs to main roof and Holland Cottages, and replacement of 39 windows (Listed Building Consent).

DC/17/1552 - 21 Coombe Road - Retrospective application for the erection of a single storey rear extension

REFUSED

DC/17/1677-Little Orchard 13 Kings Barn Lane - Proposed erection of rear first floor balcony

P17/42 CORRESPONDENCE/INFORMATION

42.1 South Downs National Park Authority have informed of workshops that are being organised during September and October. Places are limited to 2 per Parish. The Sussex workshop is on 4th October at the Memorial Hall, South Downs Centre at 6.30 to 9.30pm

42.2 SDNPA Local Plan Consultation starts on 26th September. The consultation will be published on the Parish Council website once the consultation is open.

42.3 Appeal Decision for the refused planning application DC/17/0383, for replacement of existing floodlight with a 20m mast to support 6 telecommunications antennae for use by Telefonica, which together with the installation of 2 dishes and 3 ground based equipment cabinets will provide 3G and 4G mobile electronic communication services from the installation, has been dismissed.

P17/43 DATE OF NEXT MEETING: Monday 23rd October 2017 at 7.30pm

The Chairman closed the meeting at 9.25



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

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