

# Steyning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,  
West Sussex, BN44 3XZ

[www.steyningpc.gov.uk](http://www.steyningpc.gov.uk)  
[www.thesteyningcentre.co.uk](http://www.thesteyningcentre.co.uk)

Telephone: 01903 812042

---

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 26<sup>TH</sup> JUNE 2017 AT 7.30PM AT THE STEYNING CENTRE

**Present:** Cllrs Muggridge, Trundle, Pearcey, Picking and Hanson

**Members of the public:** None

**Clerk –** Hazel Roxby

### MINUTES

- |        |  | <b>actions</b> |
|--------|--|----------------|
| P17/13 | <b>APOLOGIES</b>   |                |
| 13.1   | Apologies were received and accepted from Cllr S Sullivan  |                |
| P17/14 | <b>DECLARATIONS OF INTEREST –</b>  |                |
| 14.1   | Cllr Pearcey declared a personal interest as a neighbour to item 17.8.   |                |
| P17/15 | <b>MINUTES –</b> to agree and sign the minutes of the 22 <sup>nd</sup> May 2017  |                |
| 15.1   | Cllr Trundle <b>proposed, seconded</b> by Cllr Pearcey that the minutes of the meeting of 22 <sup>nd</sup> May 2017 be accepted as a true record of the meeting. <b>Agreed.</b>  |                |
| P17/16 | <b>MATTERS ARISING AND ACTIONS.</b>  |                |
| 16.1   | None for this meeting  |                |
| P17/17 | <b>PLANNING APPLICATIONS</b>   |                |
| 17.1   | <b>DC/17/1063 – Anedada, Twittenside, Penfold Way</b> – To fell 1 x Eucalptus, Surgrey to 2 x Limes, 1 x Ash and 1 x Copper Beech ( Works to Trees in a Conservation Area).<br>Cllr Trundle <b>Proposed, seconded</b> by Cllr Muggridge <b>No Objection</b> to the application subject to the advice of Horsham District Council's Arboricultural Officer. <b>Agreed</b> |                |
| 17.2   | <b>DC/17/1161 – Fringe Cottage, Mouse Lane</b> – Proposed single storey front extension.<br>Cllr Trundle <b>proposed, seconded</b> by Cllr Hanson <b>No Objection. Agreed with 1 abstention.</b>   |                |
| 17.3   | <b>DC/17/1096 – Chequers Orchard, White Horse Square</b> – Demolition of existing single storey rear extension and erection of replacement single storey rear extension.<br>Cllr Trundle <b>proposed, seconded</b> by Cllr Muggridge <b>No Objection. Agreed.</b>  |                |

- 17.4 DC/17/1153 - Steyning Grammar Lower School, Church Street** – Proposed replacement of Gymnasium roof coverings and roof structure. Replacement of timber windows (Listed Building Consent)  
Cllr Hanson **proposed, seconded** by Cllr Pearcey **No Objection subject to the confirmation from HDC’s Conservation Officer that the materials being used for the windows and roof are acceptable in a Conservation Area. Agreed**
- 17.5 SDNP/17/02782/TPO – Great Drove Farm, Bostal Road – Fell 6 x Beech Trees.**  
Cllr Picking **proposed, seconded** by Cllr Hanson **No Objection subject to the approval of the Arboricultural Officer. Agreed.**
- 17.6 DC/17/1163 – 31 Penfold Way** – Demolition of existing garage, erection of 1 dwelling and alteration to existing access.  
Cllr Pearcey proposed, seconded by Cllr Muggridge **OBJECTION whilst the committee do not object to a new dwelling on this site, they are concerned that the proposed building is located well forward of the building line of neighbouring properties (27, & 25 penfold way etc.) and may therefore alter the street scene. Agreed.**
- 17.8 SDNP/17/02663/FUL – Maudlin Hill Farm, Bostal Road** – Erection of a Roundhouse agricultural building.  
cllr trundle proposed, seconded by cllr pearcey **objection. Cllrs are concerned that there is a lack of clear evidence for the need for another large agricultural building, based on several other farm buildings already being present within this modest acreage, including a recently built large barn that appears to be designed for cattle. All are now being stated in this application as unsuitable for agricultural use with cattle. Agreed.**
- 17.9 DC/17/1225 – 90 High Street** – Demolition of the existing sub- standard read extension and chimney/flue and construction of a replacement single storey extension on the same footprint (Householder Application) (Amendments to previous application DC/16/2771)  
Cllr Muggridge **proposed, seconded** by Cllr Hanson **No Objection. Agreed.**
- 17.10 DC/17/1207 – 12 Church Street** – Proposed change of use of studio outbuilding to form two bedroom dwelling and associated rear extension.  
Cllr Muggridge **proposed, seconded** by Cllr Pearcey **OBJECTION: The new residential dwelling would be in an inappropriate in this location, so close to other historic buildings in the conservation area. The site would also pose challenges for access for construction and associated deliveries< as well as additional daily traffic movements at its dangerous position off a busy mini-roundabout on the main high street. Should any new development occur on this site Cllrs suggest that should be preceded by an archaeological survey due to excavation needs of new footings for any new dwelling. Agreed**
- 17.11 DC/17/1273 – 17 Laines Road** – Proposed erection of joint single storey front porch  
Cllr Trundle **proposed, seconded** by Cllr Hanson **No Objection. Agreed**
- 17.12 DC/17/1275 – 19 Laines Road** – Proposed erection of joint single storey front porch  
Cllr Trundle **proposed, seconded** by Cllr Hanson **No Objection. Agreed**

- P17/18 LATE PLANS**  
**18.1 DC/17/1299 – 24 Roman Road** – Proposed demolition of existing side store. Erection of two storey rear extension and construction of pitched roof over existing garage. Cllr Muggridge **proposed, seconded** by Cllr Pearcey **No Objection. Agreed**
- P17/19 ENFORCEMENT NOTIFICATIONS**  
**19.1 White House** - Unauthorised high fence – Newham Lane – An Application has been submitted for an 8ft close-boarded fence but has not currently been validated.
- P17/20 PLANNING DECISIONS FROM HDC**  
**20.1 PERMITTED**  
**DC/17/0727 - 24 Penfold Way** - Proposed side first floor extension and single storey Rear extension and front porch extension  
**DC/17/0748 - 3 Coxham Lane** - Replacement of existing flat roofed garage with new pitched roof garage  
**DC/17/0863 - Alderwood Ponds, Horsham Road** - Demolition of existing nissen hut storage building, construction of new building on same site for storage of site maintenance equipment, customer reception, provision of first aid facility, and water management equipment  
**DC/17/0976 - 92A High Street** - Non Material Amendment to previously approved applications DC/16/0030 and DC/16/2655 (demolition of existing timber and corrugated asbestos shed used as workshop and store. Erection of new 2 bedroom cottage). Amendments include revision to drainage  
**DC/17/1064 - 12 Church Street** - Surgery to 1 x Robinia and 1 x Yew (Works to Trees in a Conservation Area)  
**DC/17/0660 - 22 Roman Road** - Erection of single storey side extension  
**DC/17/1218 - Arqiva Services Limited Telecommunications Mast 141621 Sewage Works Kings Barn Lane** - The installation of 1 no 0.3 dish (no objection to consultation)  
**DC/17/0837 - The Beeches and Land To The East of The Beeches Coxham Lane** - Retrospective application for the extension of residential curtilage and the erection of fencing  
**DC/17/0899 - Norfolk Arms 18 Church Street** - Approval for retention of replacement windows, stud wall lining to internal first floor wall, revised floor layout to flat, new ceiling to front bar area and proposed fire and sound proofing to ground floor partition (Listed Building Consent)  
**DC/17/1063 - Anegada Twittenside Penfold Way** - Fell 1 x Eucalptus, Surgery to 2 x Limes, 1 x Ash and 1 x Copper Beech (Works to Trees in a Conservation Area)
- WITHDRAWN**  
**DC/17/0523 - Co-operative Stores 43 - 45 High Street** -The installation of a freestanding automated teller machine (Full planning)  
**DC/17/0524 - Co-operative Stores 43 - 45 High Street** - The installation of 6 decals - non illuminated (advertisement consent)
- REFUSED**  
**DC/17/0609 - Gatewick Church Lane** - Surgery to 1 x London Plane
- P17/21 CORRESPONDENCE/INFORMATION**  
**21.1** Copy of a letter send to HDC by a resident concerned that they were not informed of a

planning application for the neighbouring property. Copy sent to all committee members.

**21.2** Notice of Appeal Under Section 78 of the Town and Country Planning Act 1990 for DC/17/0383 AT Steyning Football Club, Shooting Field. Copy sent to Committee Members

**21.3.** Notification from South Downs National Park concerning the West Sussex Joint Minerals Local Plan (Regulation 22) Sent to Committee members.

**P17/22** **DATE OF NEXT MEETING: Monday 24<sup>th</sup> July 2017 at 7.30pm**

The Chairman closed the meeting at



**Parish Clerk: John Fullbrook**  
**Deputy Clerk: Hazel Roxby**

**Email: [spcclerk@btconnect.com](mailto:spcclerk@btconnect.com)**  
**Email: [steyningcentre@btconnect.com](mailto:steyningcentre@btconnect.com)**