

# Steyning Parish Council



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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 3<sup>RD</sup> NOVEMBER 2015 AT 7.00PM AT THE STEYNING CENTRE

**Present:** Cllrs Muncey, Toomey, Trundle, Lloyd and Muggridge.

**Members of the public:** 3 members of the public including Cllrs S Sullivan and G Sullivan.

**Clerk:** Rebecca Luckin

### MINUTES

**P15/129. APOLOGIES FOR ABSENCE** – apologies were received and accepted from Cllr Hanson and Cllr Bowell.

**P15/130. DECLARATIONS OF INTEREST** – none for this meeting.

#### P15/131. MINUTES

Cllr Muncey **proposed, seconded** by Cllr Muggridge that the minutes of the meeting of Tuesday 20<sup>th</sup> October be approved as a correct record of the meeting and signed by the Chairman. **Agreed.**

#### P15/132 MATTERS ARISING AND ACTIONS

**132 - 116** Update on earth bund, Maudlin Mill Farm, Bostal Road – Planning application submitted.

#### P15/133 PLANNING APPLICATIONS

**5.1 DC/15/2312 – 27 Laines Road** – Erection of a first floor rear extension with pitched roof.

Councillors noted that no comments had been made by neighbours and the proposed extension would be placed on the existing footprint.

Cllr Toomey **proposed, seconded** by Cllr Trundle **no objection. Agreed.**

**5.2 DC/15/2082 – Nash Vineyard, Horsham Road** – Removal of Condition 3, Occupancy, ST/56/87

Councillors noted that the property had not been an active vineyard for 10 years.

Cllr Muncey **proposed, seconded** by Cllr Toomey **no objection. Agreed.**

**5.3 SDNPA/15/05230/FUL – Maudlin Mill Farm, Bostal Road** – One metre high field boundary bund and 15cm high soil and chalk dressing to part of the field.

Councillors noted that the applicant expressed concern regarding driver and livestock safety should a car drive through the fence, although no Councillors had noted an accident and would like to request examples of this happening recently. The applicant had confirmed that work had not commenced, although the bund has been in place for some months and the owner had advised that the bund would be temporary when previously challenged. Councillors noted the base assessment document and were of the opinion that the appearance of the landscape **would be changed** and that the proposed development **would obscure an important and panoramic view** (from a



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layby) which is not available elsewhere on the road. The chalk dressing would destroy valuable downland grass and the ph value of the land may be affected, in turn affecting local flora and fauna. Councillors noted a nearby notable verge and SSSI. Cllr agreed to submit photos with their response to the Planning Officer. The application appears to breach the first principle of the SDNPA which is *'To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.'*

Cllr Muncey **proposed, seconded** by Cllr Muggridge to **strongly object. Agreed.**

#### **P15/134. LATE APPLICATIONS**

**DC/15/2406 – 28 Kings Barn Lane** – Surgery to 2 Horse Chestnut Trees, 1 Ash Tree and 1 Pine Tree

Councillors noted that TPO's were in place.

Cllr Muncey **proposed, seconded** by Cllr Muggridge that Councillors would defer to the opinion of the Arboricultural Officer at HDC. **Agreed.**

**DC/15/2358 – 95 High Street** – Retrospective application for a replacement window (LBC)

Councillors noted that the property owner had stated work had been undertaken in 2006. The brown wood of the replaced window frame was not in keeping with others at the property. Councillors suggested a black frame with white window bars similar to existing window frames.

Cllr Muncey **proposed, seconded** by Cllr Toomey to **object. Agreed.**

#### **P15/135. ENFORCEMENT NOTIFICATIONS**

John Attfield informed Committee members that the enforcement for file for Maudlin Mill Farm bunding had been closed as a planning application has been submitted.

Regarding the Chalk Pit, Newham Lane, Councillors noted that a corrugated metal barn had been removed. John Attfield had previously referred to the H&S Executive expressing concerns regarding the safety of the site and stacking of storage containers. The Deputy Clerk will follow up with J Attfield.

Deputy Clerk will chase the matter of advertising signage at the White Horse pub.

#### **P15/136 PLANNING DECISIONS FROM HDC**

**DC/15/1304 - Lloyds Bank TSB Limited 37 High Street** - Careful demolition and rebuilding of rear yard flint wall (affects the setting of a Listed Building)

**DC/15/1952 - Eden Holland Road** - Single storey front extension

**DC/15/1968 - 58 Penlands Vale** - Single storey side extension, with associated alterations to ground floor interior and garage

**P15/137. ARTICLE 4 AND CONSERVATION PLAN** - Cllr Muncey had collated and circulated a document to Councillors, who noted that permitted development rights would be removed from properties within the Conservation Area.

Cllr Muncey **proposed, seconded** by Cllr Trundle that the document be accepted and passed to HDC by Cllr Lloyd. **Agreed.**

Regarding the draft Conservation Area document, Cllr Muncey suggested it should be extended to include the Victorian terrace of cottages in Mill Road and SME site and **proposed** their inclusion in the document, **seconded** by Cllr Trundle. Homeowners will be consulted before the document is agreed. Public consultation on both documents will take place at Neighbourhood Plan public meetings.

**P15/138. CORRESPONDENCE/INFORMATION** – none for this meeting.



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**P15/139 CONFIDENTIAL ITEM**– to discuss matters regarding legal advice.

Due to the nature of the discussion, the Chairman **proposed** that the discussion took place in confidence, under Standing Order 3 e). **Seconded** by Cllr Toomey. **Agreed.**

Councillors noted advice received from HDC legal department regarding an application by the Tennis Club to replace their current club house. Councillors noted that there is evidence from 9 Stone Buildings Chambers and the Open Space Society that building has taken place on Village Greens. Cllr Lloyd will speak with HDC regarding current buildings that are post the Village Green applications—Councillors expressed concern regarding Victorian statutes and precedents that may be set if work takes place. Councillors were mindful that any work may be challenged in future, leading to legal action and costs. The matter will be discussed at a Working Party meeting to allow all Councillors to be involved in assessing the implications of proposed development on a Village Green.

**P15/140. DATE OF NEXT MEETING:** Tuesday 17<sup>th</sup> November at 7.00pm

The meeting closed at 7.55pm

Signed: ..... Date: 17<sup>th</sup> November 2015  
Chairman



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