

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 17TH FEBRUARY 2015 AT 7PM AT THE STEYNING CENTRE**

Present: Cllrs Alexander, Bowell, and Muggridge.

Members of the public: Three

Clerk: Rebecca Luckin

MINUTES

1.0 APOLOGIES –were received and accepted from Cllrs Muncey, Toomey, Ness-Collins and Lloyd.

2.0 DECLARATIONS OF INTEREST – there were none.

3.0 MINUTES OF THE PREVIOUS MEETING

Cllr Bowell **proposed, seconded** by Cllr Muggridge that the minutes of the meeting of 6TH January 2015 be approved as a correct record of the meeting and signed by the Chairman. **Agreed.**

4.0 MATTERS ARISING AND ACTIONS

4.1 The Conservation Policy document has been read and reviewed by Horsham District Council and has been forwarded to the Neighbourhood Plan Management Committee to feed into the Neighbourhood Plan as a supplementary evidence-based document. Chris Tod of Steyning Museum is reviewing the historical and heritage aspects of the document.

5.0 PLANNING APPLICATIONS

5.1 DC/15/0197 – Watersmead, Dog Lane - Surgery to 1 x Sycamore (Trees in a Conservation Area). Councillors noted that a 30% reduction was proposed. Cllr Alexander **proposed, seconded** by Cllr Muggridge that Councillors would like confirmation that there is no TPO in place and **Agreed** to defer to the opinion of the Arboricultural Officer.

5.2 DC/15/0257 – The Hollow, Tanyard Lane – Surgery to 1 x Beech Tree. Councillors noted that a TPO was in place. Cllr Muggridge **proposed, seconded** by Cllr Bowell that Councillors **Agreed** to defer to the opinion of the Arboricultural Officer.

5.3 DC/15/0092 - 30 Kings Barn Lane - Single storey front extension and single storey rear extension. Plans not received at the time of the meeting, website accessed. Councillors noted that the front elevation protruded beyond the front of the building line and may impact upon street scene. Cllr Alexander **proposed, seconded** by Cllr Bowell that Councillors **Agreed no objection**, but would defer to the opinion of the Planning Officer

regarding the front elevation and the impact upon street scene. The Clerk will draft a letter to Chris Lyons, HDC Director of Planning, regarding inconsistency of neighbour notices and also concerns regarding lack of paper plans.

5.4 DC/15/0206 - 1 Newham Lane - First floor side extension with hipped roof over existing single storey side extension.

Cllr Alexander **proposed, seconded** by Cllr Bowell **no objection. Agreed.**

6.0 LATE APPLICATIONS - None for this meeting.

7.0 ENFORCEMENT NOTIFICATIONS - There were none to report.

8.0 PLANNING DECISIONS FROM HDC

Permitted:

DC/14/2573 - 5 Penlands Vale - Installation of 2 no flat roof dormers on the front elevation.

DC/14/2648 – Westonbrook, Saxon Road - First floor side extension and part single, part two storey front extensions.

DC/14/1996 - Mouse Cottage, Mouse Lane - Demolition of existing external sheds, and construction of new single-storey extension to the side elevation. Existing steps to the front elevation to be remodelled to create improved access. (Full Planning).

DC/14/2015 - Mouse Cottage, Mouse Lane - Demolition of existing external sheds, and construction of new single-storey extension to the side elevation. Existing steps to the front elevation to be remodelled to create improved access. (Listed Building Consent).

DC/14/1508 - Swallowmead, Colledge Hill - Surgery to Lime Trees.

DC/14/2661 - 2 The Plough, Charlton Street - Erection of side extension and loft conversion including 5 no conservation roof lights and a rear dormer and new roof to existing rear extension with associated external landscaping.

DC/15/0200 - Wellingham House, 35 High Street - Various works to Listed Building (Certificate of Proposed Lawful Development Listed Building).

Refused:

DC/14/2254 – Rosebank, Jarvis Lane - Conversion of barn to ancillary accommodation.

Withdrawn:

DC/14/2230 - Granary Barn, Wyckham Lane - Two-storey side extension.

9.0 To receive a report on HALC meeting on 03.02.2015

Cllr Muncey provided a report (Appendix 1) regarding the Planning Inspector's response to Horsham District Planning Framework, with a view to it being adopted by the end of 2015. Cllr Muggridge confirmed that Neighbourhood Plans would protect communities that were currently vulnerable without an HDC Plan in place. Other NDP's have allocated more housing for their areas, than HDC expected.

10.0 CORRESPONDENCE / INFORMATION

10.1 Nick Herbert MP article in Steyning Herald expressing dissatisfaction with the Planning Inspector, since there is a conflict with the concept of Localism.

10.2 West Sussex Minerals Local Plan progress update.

10.3 Horsham District Council changes to Council Strategy for Homes and Jobs.

10.4 HDC has advised that the planning application SDNP/14/05688 Highfield, Bostal Road, new stable block and extension of access track – will be discussed at a meeting on 17th February (recommended for approval).

10.5 Information has been received regarding proposals for a solar farm at Spithandle Lane, Ashurst

10.6 HDC has advised of an application for a Premises Licence for Garlic Wood Farm Butchery to sell a small quantity of alcohol for off the premises consumption.

10.7 WSCC has sent notice of an application to register Land known as Cuthman’s Field and Fletchers Croft as a village green is being considered on 24th February 2015.

11.0 DATE OF NEXT MEETING: Tuesday 3rd March 2015 at 7.00pm

The meeting closed at pm 19.41pm

Signed: Date: 3rd March 2015
Chairman

Appendix 1

Notes of special HALC meeting on 03.02.2015 re Planning Inspector’s response to Horsham District Planning Framework.

Talk given by Barbara Childs, Head of Strategic Planning and Sustainability at HDC:

- 8 page letter from Inspector gave general support to Framework, only issue raised was over number of houses
- He felt the three main locations to be developed should be Horsham, Southwater and Billingshurst, in that order
- He felt unless LGW expands the proposed new town of Mayfield is not needed and is not necessarily in the right place
- The framework planned for 650 homes pa for the 20 years from 2011 to 2013 ie 13,000 in all and space for these has been largely identified. Inspector feels 750 - 800pa may be needed ie 16,000 over the 20 years. HDC has 6 months to identify the extra land.
- HDC is vulnerable to development as there is little designated AONB or National Park area
- HDC is now calling for sites and looking for employment and housing land and during February will receive new statistics on household numbers. They are looking for sites to take 100-200 houses and re-examining the density of proposed developments in North Horsham and Southwater.
- Any new proposals will be debated by HDC on 18th march and then a period of public consultation will follow from 23rd March to 5th May.
- All documentation will be on the HDC website and HDC officers will come out to talk to affected areas during the consultation period.
- The aim is to have the Planning Framework and the CIL adopted by the end of 2015.

- Target for neighbourhood plans in the District is still to take 1500 homes overall. 60% of HDC area is now preparing neighbourhood plans. Both Nick Muggridge and Nick Mills were also present representing SWAB.
- If LGW does expand that will be a step change and the Framework would have to be revised within 5 years.
- On a different subject HDC is moving offices and will have a lot of furniture that parish councils, charities and small businesses can apply for. A dedicated website is being set up shortly to explain what is available and how to request it.

Action List 17.02.15

1 . The **Deputy Clerk** will e-mail Chris Lyons, HDC Director of Planning, over concerns regarding lack of paper plans.