

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 4TH AUGUST 2015 AT 7.00PM AT THE STEYNING CENTRE**

Present: Cllrs Muncey, Lloyd, Muggridge, Toomey and Bowell.

Members of the public: Cllrs G Sullivan, S Sullivan, Goldsmith, and Willett.

Clerk: Rebecca Luckin

MINUTES

P15/62. APOLOGIES FOR ABSENCE – apologies were received and accepted from Cllrs Hanson and Trundle.

P15/63. DECLARATIONS OF INTEREST – None for this meeting.

P15/64. MINUTES

Cllr Bowell **proposed, seconded** by Cllr Lloyd that the minutes of the meeting of Tuesday 21st July be approved as a correct record of the meetings and signed by the Chairman. **Agreed.**

P15/65 MATTERS ARISING AND ACTIONS

65.1 (49.1) A Special Motion had been drafted - agenda item.

65.2 Cllr Nick Muggridge reported that the draft and final Neighbourhood Plan will be circulated to Full Council for receipt. A working party will receive a briefing prior to the meeting. Public referendum will be the final step in the process.

P15/66 PLANNING APPLICATIONS

66.1 DC/15/1424 – Wappingthorn Court, Horsham Road – Construction of a replacement detached garage building.

Councillors noted the history of the site and that the proposed building was more attractive than the previous building, but expressed concern that it should not be converted to a dwelling at a later date.

Cllr Muncey **proposed, seconded** by Cllr Muggridge **no objection**, subject to the condition that, should the Planning Officer be mindful to permit the application, the use of the first floor should be restricted to a games room/store room (as described in 3.2 Design and Access statement).

66.2 DC/15/1477 – Garden Cottage, Wappingthorne Farm Lane – Conversion of garage to habitable space with extended roof to provide bedroom above, together with adaption of 2 stables to provide garaging.

Councillors noted that the property was in the ownership of a Steyning Parish Councillor. Councillors noted that the property was screened from view, the proposal would appear to have no harmful impact and was sympathetic in design.

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

66.3 DC/15/1493 – Wyckham Dale Farm, Wyckham Lane – To erect an orangery to the rear of the property.

Councillors noted that the visual intrusion was likely to be insignificant and the design proposal was pleasing.

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

66.4 DC/15/1512 – The White Horse Inn, 23 High Street – Retrospective application for 2no free standing corex banner frames (Advertisement Consent)

Councillors noted that the application was retrospective and concerned a Grade II listed building in the Conservation Area. Councillors expressed concern regarding the contents of the Heritage Statement provided and were of the opinion that statements included were incorrect. The current signage obscures the view of the Grade II listed building, and obscures the view from the building, resulting in a detracted, cluttered and obstructed street scene that is not compatible with the Conservation Area. The design of the sign is out of keeping with the historic setting.

Cllr Lloyd **proposed, seconded** by Cllr Muggridge to **strongly object** to the proposal. **Agreed**

66.5 DC/15/1521 – Calcot Farmhouse, Horsham Road – Installation of external oil fired boiler (LBC)

Councillors noted that building was Grade II listed, the boiler would be free standing, would not be detrimental to the building and would not be visible from the street. The proposal was a temporary fixture that could be removed.

Cllr Lloyd **proposed, seconded** by Cllr Muggridge **no objection**. **Agreed**

P15/67. LATE APPLICATIONS – None for this meeting

P15/68. ENFORCEMENT NOTIFICATIONS

SDNP/15/00302/OPDEV – Earth bunding at Highfields Farm, the Bostal.

HDC Enforcement has opened a file. The Deputy Clerk will follow up and contact SDNPA to advise and send photographs.

P15/69 PLANNING DECISIONS FROM HDC

Permitted

DC/14/1920: Calcot Farm Horsham Road Steyning West Sussex

Description: Change of use of old dairy and milking parlour to 2 x B1/B8 units and regularisation of partial change of use of barn to provide 5 x storage units as part of the farm diversification scheme.

DC/15/1216: 28 Portway Steyning West Sussex

Description: Erection of a Single storey front/side extension

P15/70 SPECIAL MOTION

Councillors discussed the wording of a special motion.

Cllr Muncey **proposed, seconded** by Cllr Muggridge that the attached wording be accepted.

Agreed.

P15/71. ARTICLE 4 DIRECTION

A report of the first working party meeting was circulated to all Councillors and taken as read.

Date of the next meeting - Wednesday 9th September, 11.00am.

Councillors will report back with gathered evidence and digitally saved photos.

P15/72. FUTURE MEETINGS - to discuss for timings /dates for meetings and possible inclusion of public question time.

Councillors noted that they were rushing to finish the meeting on time and agreed to defer consideration that the Planning Committee should meet fortnightly. To be placed on the next Agenda.

P15/73. CORRESPONDENCE/INFORMATION

73.1 Councillors received correspondence from a member of the public regarding DC/15/1456 and noted concerns expressed.

73.2 Councillors received correspondence from Dr Chris Lyons, Director of Planning, HDC regarding appropriate response to planning applications.

73.3 WSCC Highways confirmed no objection to a proposal at Mouse Cottage, Mouse Lane DC/151466.

P15/74. DATE OF NEXT MEETING: Tuesday 18th August at 7pm

The meeting closed at 19.50 pm

Signed: Date: 18th August 2015
Chairman

Actions from Planning Meeting 04.08.15

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Attach to minutes.

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