

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 6TH JANUARY 2015 AT 7PM AT THE STEYNING CENTRE**

Present: Cllrs Lloyd, Toomey, Ness-Collins, Muggridge and Muncey.

Members of the public: one

Clerk: Rebecca Luckin

MINUTES

Chair for the meeting – in the absence of Chair and Vice-Chair, Cllr Lloyd **proposed, seconded** by Cllr Muggridge that Cllr Muncey Chair the meeting. **Agreed.**

1.0 APOLOGIES –were received and accepted from Cllrs Alexander and Bowell.

2.0 DECLARATIONS OF INTEREST – Cllr Muncey declared an interest as a friend of the owner of Westonbrook DC/14/2648.

3.0 MINUTES – Cllr Lloyd **proposed, seconded** by Cllr Muncey that the minutes of the meeting of 16th December 2014 be approved as a correct record of the meeting and signed by the Chairman. **Agreed.**

4.0 MATTERS ARISING AND ACTIONS

4.1 Regarding Budget provision for costs of producing the revised Conservation Document, the Clerk advised that £3750 had been allocated in the F&C 2015 / 16 draft budget for printing, there is a possibility that some of that allocation could be used to print the Conservation Area document, ~~ensuring that the ‘essence’ of Steyning is preserved.~~

4.2 Following a letter from the Airports Commission public consultation, the Clerk has confirmed that Steyning Parish Council wish to be informed and involved in the process.

5.0 PLANNING APPLICATIONS

5.1 DC/14/2648 – Westonbrook, Saxon Road – First floor side extension and part single part two storey front extensions. Councillors noted that no neighbour comments had been posted on the HDC Planning Portal, but although there were some concerns regarding over-development of the property and the bulk of the proposed extension, they also noted that it was sited on a large plot. Councillors **agreed no objection.**

6.0 LATE APPLICATIONS

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

comments had been posted on the HDC Planning Portal and that planning permission already exists following a previous application. Councillors discussed the front elevation, symmetry of front dormers and street scene. Councillors noted that the property was in a conservation area and expressed concern regarding roof lights at the front of the building, and agreed to object to the application due to concerns that the roof lights on the front of the building may set a precedent in Charlton Street.

7.0 ENFORCEMENT NOTIFICATIONS - There were none to report.

8.0 PLANNING DECISIONS FROM HDC

Permitted:

DC/14/2315 - 59 Kings Barn Lane - Proposed extensions and alterations plus enlarge two front dormers

Prior Approval Not Required

DC/14/2468 - 23 Laines Road - Proposed single storey rear extension (larger house extension).

9.0 CORRESPONDENCE

The Clerk advised that HDC had issued a press release regarding the draft Horsham District Planning Framework. In the opinion of the Inspector, HDC had not ‘properly identified the correct level of housing need over the plan period . . . and needs . . . to show how the additional requirements for housing can be met’. The Inspector would like to see provision for, at least, an additional 100 houses p/a, with growth concentrated in Horsham, Billingshurst and Southwater along with some development in other villages and in accordance with Neighbourhood Plans currently being produced (a total of 15,000 over 5 years within the district). HDC will work on the plan for a further six months before re-submitting. Should a second runway at Gatwick be given the go ahead, the HDPF will require revision and provision of a new market town between Henfield and Sayers Common will be considered.

Cllr Rogers advised that much of the plan was acceptable to the Inspector, but the additional properties will be provided by plan led development. Additional pressure will be placed on parishes. A second runway at Gatwick will lead to a need for additional houses in the South East.

10.0 DATE OF NEXT MEETING: Tuesday 20TH January 2015 at 7.00pm

The meeting closed at 7.28pm

Signed: Date: 20TH January 2015
Chairman