

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 7TH APRIL 2015 AT 6.45PM AT THE STEYNING CENTRE**

Present: Cllrs Alexander, Toomey, Bowell, Ness-Collins and Muncey.

Members of the public: Three

Clerk: Rebecca Luckin

MINUTES

1.0 APOLOGIES –were received and accepted from Cllrs Muggridge and Lloyd.

2.0 DECLARATIONS OF INTEREST – there were none.

3.0 MINUTES

3.1 Cllr Alexander **proposed, seconded** by Cllr Muncey that the minutes of the meeting of 17th March 2015 be approved as a correct record of the meeting and signed by the Chairman. **Agreed.**

4.0 MATTERS ARISING AND ACTIONS

4.1 (4.2) A one page Conservation Area document had been drafted and circulated to Councillors prior to the meeting.

Subject to amendments, Cllr Bowell **proposed, seconded** by Cllr Muncey that it be delivered to every household in the current Conservation Area. **Agreed.**

4.2 (7.2) Chalk Pit, Newham Lane, Steyning – HDC Enforcement advised that the owner has been asked to submit a Change of Use application, in order that HDC can assess any adverse impacts over and above what was agreed through the Lawful Development Certificate. If approved, HDC can condition the additional parcel of land which can be enforced in the future. If the application is refused, an enforcement notice can be issued. In circumstances where it is not a clear cut case that a planning application would be refused if submitted, HDC has an obligation to provide the landowner with the option of submitting an application to obtain a formal decision before formal action is taken.

4.3 The HDC Local Enforcement Plan. **Agenda Item**

5.0 PLANNING APPLICATIONS

5.1 DC/15/0365 – 8 Portway – First Floor extension over garage.

Councillors noted that there was no notice posted outside of the property and that neighbours may be affected by the proposal and be unaware. The proposal may alter the street scene.

Cllr Alexander **proposed, seconded** by Cllr Muncey **objection** on the grounds that the proposal was not sympathetic to the existing extensions in the street. Councillors

expressed concerns regarding over development on the site, and close proximity and loss of light to the neighbour. **Agreed.**

5.2 DC/15/0481 – Barn rear of 58-60 High Street – Enclosure of cart entrance to former barn (LBC)

Councillors noted that works had already been undertaken and that the application was on the advice of HDC Enforcement.

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

5.3 DC/15/0544 - Co-Operative Stores, 43-45 High Street – Reposition shop front on main building line.

Cllr Bowell **proposed, seconded** by Cllr Muncey to **strongly object** to the proposal.

Councillors noted the Design & Access Statement provided and the importance of an opportunity improve the visual fit and to offer a sympathetic design. Half brick and traditional windows may be an improvement on the proposed plate glass windows.

Neighbouring buildings are listed. A utilitarian shop front will be brought forward to the building line and will be detrimental to the street scene. Proposed signage could be improved to harmonise with the High Street that is part of a Conservation Area. **Agreed.**

5.4 DC/15/0554 – Chestnut Cottage, 57 Goring Road - Single storey rear extension and two storey side extension. Councillors noted that works had commenced.

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

5.5 DC/15/0457 – Newhams House, 40 Church Street – Construction of a two car carport

Councillors noted that the neighbour had expressed concerns that the foundations may affect an outbuilding on his property. Councillors were not aware of the TPO status and would not wish to see damage to trees in a Conservation Area, but otherwise agreed to defer to the opinion of the Arboricultural Officer. **No objection.**

Cllr Alexander **proposed, seconded** by Cllr Muncey. **Agreed.**

5.6 DC/15/0604 – 11 Penlands Vale – Surgery to 1 x Ash Tree a 3 x Sycamore Trees (Tree Preservation Order).

Councillors noted that plans provided were insufficient, but that works may improve the trees.

Cllr Alexander **proposed, seconded** by Cllr Bowell **no objection**, subject to the opinion of the Arboricultural Officer. **Agreed.**

6.0 LATE APPLICATIONS – there were none.

7.0 ENFORCEMENT NOTIFICATIONS

7.1 HDC Enforcement advised that no action would be taken regarding steps without planning permission at 111 High Street. Following consultation with the Heritage Consultant, it is considered likely that permission would be granted if an application was submitted. The Clerk will contact HDC to ask if owners were advised that planning permission should have been sought in the first instance.

8.0 PLANNING DECISIONS FROM HDC

None for this meeting.

9.0 HORSHAM DISTRICT COUNCIL PLANNING FRAME WORK

9.1 HDC Proposed Main Modifications circulated to Councillors. Period of representation - 23rd March - 5th May.

Cllr Alexander proposed a working group meeting to discuss amendments to the plan. Clerk will organise.

9.2 HDC’s Local Enforcement Plan November 2014 circulated prior to meeting.

10.0 CORRESPONDENCE/INFORMATION

10.1 WSCC advised that they are to withdraw the service of Archaeological Advice to the Planning Authorities within the area. The Clerk will draft a letter, in light of the fact that there is no Conservation Officer at HDC, and ask if the input of expertise will be lost or will the developer be asked to cover the shortfall.

10.2 WSCC/016/15/WS Rock Quarry, Rock Road, Washington. The application will be decided by WSCC Planning Committee due to the extraordinary level of response regarding the application. Washington residents are very concerned and demonstrated their opposition to plans.

10.3 Part of the South Downs National Park Local Plan will be considered on 15th April by the planning committee. Link to the website circulated to councillors.

11.0 DATE OF NEXT MEETING: Tuesday 21st April 2015 at 7.00pm

The meeting closed at 19.37pm

Signed: Date: 21st April 2015
Chairman

Action list following Planning meeting 07.04.15:

7.1 Regarding steps without planning permission at 111 High Street. The **Clerk** will contact HDC to ask if owners were advised that planning permission should have been sought.

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