FITTLEWORTH PARISH COUNCIL– APPENDIX 1 – PARISH COUNCIL MEETING MINUTES 15TH JUNE 2020
PLANNING APPLICATIONS STATUS REPORT (19/5/20 – 15/6/20)

NEW APPLICATIONS

REFERENCE	DETAILS	RECV'D	REPLY BY	FPC RESPONSE	COMMENTED ON WEBSITE
SDNP/20/01593/HOUS (Case Officer – Beverley Stubbington)	Devon House Lower Street Fittleworth Pulborough West Sussex RH20 1EJ Part demolition of existing link and erection of single storey rear extension.		17/6/20	No Objection	10/6/20
SDNP/20/02120/TCA (Case Officer – Henry Whitby)	**Location:** Sayers House School Lane Fittleworth RH20 1JB **Proposal:** Notification of intention to fell 1 no. Ash tree (marked on plan as T1).	5/6/20	3/7/20		

SDNP – DECISIONS AND PENDING

REFERENCE	DETAILS	FPC RESPONSE	SDNP DECISION (Decision date)
SDNP/19/03532/HOUS	Location: Mulgoa The Fleet Fittleworth RH20 1HS Proposal: Construction of vehicular crossover to serve existing residential dwelling.	No objections, subject to the applicant satisfying West Sussex Highways requirements on access to the highway and complying with the Surface Construction Notes on the drawings, to be Incorporated by standard conditions. (Submitted28/8/19)	**Application in Progress**
SDNP/19/05267/TCA	Location: Baddow Cottage Lower Street Notification of intention to reduce height by 5m and widths by up to 2m (approx. 2m above the previous pollard points) on 1 no. Magnolia tree (T1), reduce height and width back to previous pollard points on 1 no. Magnolia tree (T2), remove 1 no. limb by at a height of 7.5m and 1 no. limb at a height of 4m (on North East sector) on 1 no. Wild Cherry tree (T4), crown reduce by 2.5m on 1 no. Silver Birch tree (T3) and	Deadline missed – no comments submitted	**Raise No Objection** **(12/12/19)**

	reduce height by 1.5m and width by up to 0.5m on 1 no. Monterey Cypress tree (T5).		
SDNP/19/01949/PRE	Land at Limbourne Lane and The Fleet Proposal: Erection of 15 dwellings with associated access and landscaping.	Concerns. We are grateful for the opportunity to comment on the revised scheme which we think is a step in the right direction, particularly in relation to access and layout. We discussed this pre-app enquiry at a full council meeting on 16 December 2019 where a number of local residents raised concerns forcefully in relation to the amount of development, flooding and highway safety / traffic calming. We would therefore appreciate the opportunity to meet with the applicant (as they have suggested they are willing to do) in order to explore these issues. We would also be grateful for clarification on the proposed architectural design for the units, as this is not clear in the revised scheme. Due to the prominent location of this site in the village, we would expect the very highest standard of sustainable design, as expressed in our neighbourhood plan. (Submitted 18/12/19)	**Application in Progress** Pre Application Advice Complete **Advice provided 13/3/20**
SDNP/19/05636/HOUS (Case Officer – Beverley Stubbington)	Location: 22 Greatpin Croft Fittleworth RH20 1HX Proposal: New access from highway and parking area to serve residence	No objections (Submitted 3/2/20)	**APPROVED (22/5/20)**
SDNP/19/05860/HOUS (Case Officer – Beverley Stubbington)	Location: The Orchard Wakestone Lane Bedham Wisborough Green RH20 1JR Proposal: Erection of replacement lean-to addition to side elevation	No Objections subject to Conservation Officer support for proposals and conditions requiring approval of materials etc. The Parish Council would also suggest an informative to the effect that any internal alterations to a listed building (eg that might permit the extension to be accessed internally from the house) would require listed building consent. (Submitted 28/2/20)	**APPROVED (22/5/20)**
SDNP/19/05861/LIS (Case Officer – Beverley Stubbington)	Location: The Orchard Wakestone Lane Bedham Wisborough Green RH20 1JR Proposal: Erection of replacement lean-to addition to side elevation	No Objections subject to Conservation Officer support for proposals and conditions requiring approval of materials etc. The Parish Council would also suggest an informative to the effect that any internal alterations to a listed building (eg that might permit the extension to be accessed internally from the house) would require listed building consent.	**APPROVED (22/5/20)**

		(Submitted 28/2/20)	
SDNP/20/00872/HOUS (Case Officer – Louise Kent)	Location: 3 Fairmead Close Fittleworth Pulborough West Sussex RH20 1JQ Proposal: Front porch and rear single storey extension.	No objections. Committee felt however that the appearance of the front porch could be improved by moving the side wall away from the existing front window. (Submitted 6/4/20)	**APPROVED (23/4/20)**
SDNP/20/00755/FUL (Case Officer – Beverley Stubbington)	Location: Sorrels House Bedham Lane Fittleworth RH20 1JL Proposal: Demolition of 3 no. sheds and erection of agricultural barn.	**Object**. No persuasive agricultural justification has been put forward for the proposed barn, which appears to be located within a part of the site that has a more residential character (Submitted 6/4/20)	**Application WITHDRAWN (12/5/20)**
SDNP/20/00943/FUL (Case Officer – Derek Price)	Location: Douglaslake Farm Little Bognor Road Fittleworth RH20 1JS Proposal: Change of use of 2 no. agricultural buildings to B8 storage.	See below (Submitted 8/4/20)	**Application in Progress**
SDNP/20/00345/FUL (Case Officer – Jenna Shore)	**Location:** Amen Wood Yard Fitzleroi Lane Fittleworth RH20 1JN **Proposal:** Erection of workshop and office.	(Additional comments submitted via email direct to Jenna Shore – 23/4/20) Our previous comments (see below) indicated conditional support for this application, but we wish to be clear that **we object to the application in its current form**. As stated, we would be concerned about the establishment of any separate business unit that is unrelated to the existing workshop and business. (Submitted 14/4/20) The Parish Council fully support the provision of more modern facilities to serve this long established and valued local business. The current presentation of the application however (with the main woodyard sitting outside of the application site 'red line' could potentially lead to a separate and unrelated business unit, which is something that the Parish would be concerned about.	**Application WITHDRAWN (22/5/20)**

		Our support is therefore conditional upon both the red-line being amended to unify the site, and an appropriately worded condition that ensures the proposed workshop and office is to be used soley in conjunction with the existing established business. We assume that the local highways authority will be consulted on the suitability of the access into the site.	
SDNP/20/01067/HOUS (Case Officer – Beverley Stubbington)	**Location:** 5 Birch Court School Close Fittleworth RH20 1JD **Proposal:** Proposed rear conservatory	No objections subject to plans being corrected to show high level windows to side elevation facing number 4. This is indicated on rear elevation currently, but not proposed side, and this should be corrected. (Submitted 20/4/20)	**APPROVED (10/6/20)**
SDNP/20/00969/CND (Case Officer – Beverley Stubbington)	**Location:** Tripp Hill Farm Tripp Hill Fittleworth RH20 1ER **Proposal:** Change of use of part of an agricultural barn to office showroom and storage space in association with adjacent B1 business units. (Variation of condition 6 of permission SDNP/13/02084/FUL - to provide an allowance for operations on Sundays and Bank/Public Holidays).	**Tripp Hill Farm SDNP/20/00969/CND, SDNP/20/00970/CND and SDNP/20/00971/FUL** The Parish Council are keen that this local business should continue to be successful and provide local employment opportunities. However that needs to be balanced with a need to ensure that local residents are not unduly affected. We would be concerned about any move away from the currently authorised use (which permitted visits from members of the public as ancillary to the main office use only). We would also be concerned if this application were to provide a basis for Sunday etc use by other businesses in the future which might have different impacts, or indeed indicate support for similar hours on other business sites.	**Application in Progress**

		As such we have no objections to these applications **provided**: - all new permissions issued should be made personal to Sofas and Stuff (including the replacement permission for the 2003 consent) - all new permissions are conditioned so that hours of occupation on Sundays and Bank Holidays be limited to between 11am and 3pm only - no HGVs forklifts or similar machinery be permitted at any time on Sunday or Bank Holiday - any permission granted under SDNP/20/00970 (i.e. replacement consent for FT/03/01428/FUL) contain an amended description removing the parking area for 16 cars since that element has been provided outside of the current red line boundary under FT/07/01843 and we would not wish to see an additional parking area consented by accident. (Submitted 23/4/20)	
SDNP/20/00970/CND (Case Officer – Beverley Stubbington)	**Location:** Tripp Hill Farm Tripp Hill Fittleworth RH20 1ER **Proposal:** Change of use of redundant farm buildings from agricultural to B1 (Business) and associated alterations and provision of parking area for 16 no. cars and construction of new garage for Tripp Hill Farmhouse (Variation of condition 8 of permission FT/03/01428/FUL - to provide an allowance for operations on Sundays and Bank/Public Holidays).	See above (Submitted 23/4/20)	**Application in Progress**
SDNP/20/00971/FUL (Case Officer – Beverley Stubbington)	**Location:** Tripp Hill Farm Tripp Hill Fittleworth RH20 1ER **Proposal:** Retrospective application for change of use of barn for storage and distribution (Class B8).	See above (Submitted 23/4/20)	**Application in Progress**

SDNP/20/00694/FUL (Stella New)	Land North of Waltham Park Road Coldwaltham West Sussex Change of use of agricultural land to form a campsite, demolition of an agricultural building, conversion of a farm building to form a reception/office and 2 bed holiday lodge, erection of facilities buildings. Fittleworth Parish Council is not a consultee on this application as it is outside the parish, however it was felt the Parish Council should comment.	Fittleworth Parish Council have not been directly consulted on this application, which is unfortunate since it lies adjacent to our Parish Boundary and within 1km of residents living within Tripp Hill. It will also be highly visible from public vantage points within our Parish. We therefore wish to make the following comments: We object to the application in it's current form. 1. The proposals are located within a particularly tranquil area and we are not confident that this has been considered thoroughly. The planning statement and LVIA appear to limit consideration of tranquility to localised visual matters and no assessment has been made of noise impacts arising from the site, which would be highly noticeable within such an otherwise quiet place. This needs to be addressed before we could be happy that the campsite will not harm local tranquility. Paragraph 3.18 of the planning statement is not sufficient. 2. As shown by the reverse view on p.26(photo A), the campsite will be highly visible from the northern side of the river valley, including from Fittleworth Common and Sandy Lane, as well as public rights of way. Viewpoint 8 of the LVIA does not in our view adequately capture the likely visual impact on views from within our Parish. In particular we do not think that adequate measures have been taken to reduce the likely visibility of parked cars. 3. We note the request for further information in relation to likely trip generation from the LHA. We are concerned about the potential for traffic within our Village as a result of the proposals and would like to see additional highways input address the routing of traffic to and from the site. 4. We do not support the conversion of the traditional building to provide residential holiday accommodation. This element does not appear to be central to the ethos for the campsite and no case has	**Application WITHDRAWN (11/6/20)**

		been put forward as to why this should be included. The planning statement is largely silent on the issue. Further, we do not think that the open sided nature of the building lends itself to the use proposed and would suggest a more appropriate use for this building would be as communal campsite facilities. This would reduce the requirement for additional structures which otherwise have an unwelcome urbanising effect. We would wish to be kept informed about any future revisions to this application. (Submitted 23/4/20)	
SDNP/20/01510/TCA (Case Officer – Henry Whitby)	Rose Cottage School Lane Fittleworth RH20 1JB Notification of intention to prune back to previous pruning points on 1 no. Willow tree (T1) and fell 1 no. Norway Spruce tree (T2).	Email from Lee Scott to Henry Whitby on 7/5/20 "I chair Fittleworth Parish Council's Planning Committee and am writing to set out our comments on the above application as Louise our Clerk is on holiday. We have no objections to the above works." (Submitted 7/5/20)	**Raise No Objection** (3/6/20) LA Delegated Decision

SDNP – APPEALS

REFERENCE	DETAILS	FPC RESPONSE	DECISION (Decision date)

Comments submitted for Douglaslake Farm - SDNP/20/00943/FUL (Case Officer – Derek Price)

SDNP/20/00943/FUL (Case Officer – Derek Price)	**Location: Douglaslake Farm Little Bognor Road Fittleworth RH20 1JS Proposal: Change of use of 2 no. agricultural buildings to B8 storage.**				

Strongly Object. Policy SD40 of the South Downs Local Plan seeks to support farm diversification, but only where a diversification plan has been submitted. The Parish Council objected to the previous attempt to gain retrospective approval for commercial uses on this site (SDNP/19/05171/FUL) because it did not appear to be underpinned by a wider strategy that sets out the need for farm diversification. We are extremely disappointed that this second application does not address this major deficiency. The Planning, Design and Access Statement makes only a passing reference to Policy SD40 and the only explanation offered for why commercial development might now be needed (paras 1.3 and 1.4 of that Statement) is that the buildings are not suitable for grain and fertiliser storage and that new buildings (recently approved at appeal) render them redundant. It is noted however that the new grain store has not yet been constructed, and so it is questioned whether the buildings in question at Douglaslake are indeed redundant or for that

matter not suitable for ongoing agricultural use. No evidence has been set out for why they cannot be used for their originally intended purpose.

The Parish Council also previously raised highways related concerns, particularly in relation to trip generation. It is noted that Pell Frischmann withdrew their pre-application enquiry to the Local Highways Authority when they were asked the same thing. The PF technical note says that annual trips associated with the previous agricultural use are 3840, with the majority of apparently agricultural trips occuring during July - September (presumably relating to the filling of the grain store during harvest) and totaling 1592 trips. No explanation is put forward for why there is a separate 'annual' column for trips not accounted for in the seasonal breakdown (which in any event encompass all months of the year). Given that this column shows a total of 1820 trips per year, compared with an annual total in the other columns of 1994 trips, the Parish Council would like to know how this data was arrived at. It is also noted that the figures provided are based on 'data obtained by the site owner' rather than either a measured baseline (not possible since this is a retrospective application) or an estimate based around the likely trip generation associated with the agricultural uses drawn from data generated by similar sites elsewhere. On this basis, it is suggested that very little weight can be given to the suggested trip generation baseline data.

Similarly, the PF Technical Note states that the proposed use would generate 3,236 trips per year or 11 per day (again based on data provided by the current tenants). This is significantly lower than that suggested by the TRICS database (as set out within table 1.6) but no evidence is put forward as to why the stated trip rates might be only about 30% of that calculated by TRICS.

The Parish Council are also troubled that the PF Technical Note does not seek to assess the suitability of the junction of Little Bognor Road and the A283. This junction is subject to the National Speed Limit and has poor visibility and there is concern that any commerical use at Douglaslake would serve to make this junction less safe. Relatedly, there is concern that difficulties in exiting this junction might lead to traffic from the site taking an alternative route through Little Bognor, to the detriment of pedestrian safety in the hamlet and the tranquility of this quiet rural settlement.

Lastly, we remain concerned that the proposed use (involving as it does the hosing and emptying of portaloos) will result in an outflow of effluent and associated chemicals from the site that would find its way into the nearby watercourse. No mention is made of this issue within the application save for the Ecosystem Services Statement which says 'there are no watercourses or water environments within the immediate area and as such there will be a negligible impact on surrounding water environments'. The author of this document has clearly not been to the site or inspected available mapping data. As well as the pond after which Douglaslake is presumably named, there is a stream which runs through this pond and which is a tributory of the River Rother (where it joins near to Hesworth Farm). This a sensitive riverine ecosystem which would be severely affected by nitrogen rich effluent and chemicals associated with portable toilets.

In summary, this current application makes no serious attempt to address the issues raised by our previous objection and we are disappointed to find that to be the case. The Parish Council are not closed to the idea of appropriate farm diversification, and indeed would welcome employment generating uses within the Parish where such uses can be demonstrated to be sensitive to the special setting of our village and needed to support appropriate and sustainable farming practices. That does not appear to be the case here and so we are forced to object to this application in the strongest possible terms. We have asked that this application be 'red carded' so that it is presented to the planning committee.