

**FITTLEWORTH PARISH COUNCIL – APPENDIX 1 – PARISH COUNCIL MEETING MINUTES 3RD AUGUST 2020
 PLANNING APPLICATIONS STATUS REPORT (16/7/20 – 02/8/20)**

NEW APPLICATIONS

REFERENCE	DETAILS	RECV'D	REPLY BY	FPC RESPONSE	COMMENTED ON WEBSITE
SDNP/20/02327/LIS (Case Officer – Beverley Stubbington)	Location: Rew Cottage, Flat Hesworth Common Lane Fittleworth RH20 1EW Proposal: Conversion of remaining barn under flat to provide additional accommodation, changes to existing fenestration and cladding	24/6/20	22/7/20	Holding Objection Whilst we have no in principle objections to the upgrading of the existing accommodation within the barn or the replacement of the stables buildings, there are some areas of concern that we cannot satisfactorily find answers to within the application as submitted. These include: 1. The historic use of the existing basic accommodation within the barn and whether the enlargement of accommodation would result in a higher degree of separation of use from the host dwelling 2. the authorised use of the stables and the land that they sit on, and whether the current proposals therefore represent a change of use from agricultural to residential. 3. whether the access track that we saw on site is development that requires planning permission and therefore should properly be included within the current application. Our memory is that whilst there has been an access to the area adjacent to the modern barn, the route to the stables was through a field, with no formalised access.	28/7/20

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				On the basis that we are not able to locate answers to these questions within the current application, the Parish Council feels that it is necessary to object to the current applications in order to be consistent with its treatment of similar applications elsewhere in the village	
SDNP/20/02326/HOUS (Case Officer – Beverley Stubbington)	Location: Rew Cottage, Flat Hesworth Common Lane Fittleworth RH20 1EW Proposal: Conversion of remaining barn under flat to provide additional accommodation, changes to existing fenestration and cladding	24/6/20	22/7/20	Same comments submitted as for SDNP/20/02327/LIS above	28/7/20
SDNP/20/02226/HOUS (Case Officer – Beverley Stubbington)	Location: Rew Cottage Hesworth Common Lane Fittleworth RH20 1EW Proposal: Replacement of existing ancillary building (former stable) with new ancillary buildings comprising home office, gym, store, stable and car port.	26/6/20	27/7/20	Same comments submitted as for SDNP/20/02327/LIS above	28/7/20
SDNP/20/02272/HOUS (Case Officer – Jeanna Shore)	Location: Lower Street House Lower Street Fittleworth RH20 1EP Proposal: Installation of 7.2m x 3.6m x 1.2m deep swimming pool (in ground) and natural stone paving surround and seating area	13/7/20	10/8/20	No objection to pool, which committee note is located to the rear part of the garden where visual impact will be reduced to a minimum.	31/7/20
SDNP/20/02273/LIS (Case Officer – Jeanna Shore)	Location: Lower Street House Lower Street Fittleworth RH20 1EP	13/7/20	10/8/20	No objection to pool, which committee note is located to the rear part of the garden where visual impact will be reduced to a minimum.	31/7/20

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	Proposal: Installation of 7.2m x 3.6m x 1.2m deep swimming pool (in ground) and natural stone paving surround and seating area				
SDNP/20/02801/LIS (Case Officer – Beverley Stubbington)	Location: Tripp Hill House Tripp Hill Fittleworth RH20 1ER Proposal: Replacement of ancillary annexe. LISTED BUILDING GRADE: II	14/7/20	13/8/20	No objection, subject to suitable condition to ensure the accommodation provided is to be used solely as ancillary to / in connection with the main house, and not as a separate dwelling.	31/7/20
SDNP/20/02800/HOUS (Case Officer – Beverley Stubbington)	Location: Tripp Hill House Tripp Hill Fittleworth RH20 1ER Proposal: Replacement of ancillary annexe. LISTED BUILDING GRADE: II	14/7/20	13/8/20	No objection, subject to suitable condition to ensure the accommodation provided is to be used solely as ancillary to / in connection with the main house, and not as a separate dwelling.	31/7/20
SDNP/20/02823/APNB (Case Officer – Beverley Stubbington)	Garden House, Coates Lane, Fittleworth, Pulborough, West Sussex, RH20 1ES Proposed agricultural building	Planning list 23/7/20	30/7/20	Object - The applicant has not demonstrated a need for a building of this proposed size based on a holding of 5.4 hectares. In addition the use of the proposed building should be limited to an agricultural use of storage of agricultural equipment ie not the general storage of non agricultural equipment such as cars, vans, tents, etc. The building is not likely to be visible from Coates Lane or Coates Castle drive during the summer, but may be well be visible during the winter from the nearby Coates Castle and Lord’s Piece SSSIs,	30/7/20 (SDNPA planning portal down – submission via email to planning officer)

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				<p>and the Listed Buildings at Garden House and possibly from the nearby Coates Conservation Area</p> <hr/> <p>Additional comments submitted The planning subcommittee met and had an additional query for the planners; does the area on which the proposed building is to be built form part of the Registered Park and Garden at Coates Castle? The application is believed to have formed part of the Coates Castle curtilage and its designation may not have changed.</p> <p>The planning subcommittee also queried whether the 5.4 hectare of the application site is calculated on the basis of including the area of Garden House and garden curtilage, which is listed. If it does, does the remaining area exceed 5 hectare, to qualify under the GDPO?</p> <p>CDC Planning Officer – Derek Price- response received 31/7/20 <i>“I have already written to the Agent with regard to the size of the ‘holding’ stated as being in agricultural use – I too think they have included the residential planning unit and the walled garden in the calculation. By my calculation,</i></p>	<p>31/7/20 (SDNPA planning portal down – submission via email to planning officer)</p>
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				<p><i>excluding those areas leaves a balance of 4.75ha, which would mean the proposed building could not be considered under Part 6 Class A. I am waiting for a response on this matter.</i></p> <p><i>My mapping system does not identify Coates Castle or surrounding land being a registered Historic Park or Garden and a search of Historic England’s database was also negative. Can you let me know how you arrived at the conclusion that it was?</i></p> <p><i>The other comments expressed by the Parish can be taken into account insofar as they are compatible with the limited criteria that the SDNPA can assess this prior notification. “</i></p>	
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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. (Submitted 28/8/19)	Application in Progress
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

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<p>SDNP/20/00969/CND (Case Officer – Beverley Stubbington)</p>	<p>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).</p>	<p>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.</p> <p>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.</p> <p>As such we have no objections to these applications provided:</p> <ul style="list-style-type: none"> - 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. <p>(Submitted 23/4/20)</p>	<p>Application in Progress</p>
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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)	DECISION PENDING
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.	No Objection (submitted 10/6/20)	DECISION PENDING
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).		RAISE NO OBJECTION (13/7/20)

SDNP – APPEALS

REFERENCE	DETAILS	FPC RESPONSE	DECISION (Decision date)
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Comments submitted for Douglaslake Farm - SDNP/20/00943/FUL (Case Officer – Derek Price)

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

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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 tributary 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.