

**FITTLEWORTH PARISH COUNCIL – APPENDIX 1 – PARISH COUNCIL MEETING MINUTES 14TH DECEMBER 2020
PLANNING APPLICATIONS STATUS REPORT (16/11/20 – 14/12/20)**

NEW APPLICATIONS

REFERENCE	DETAILS	RECV'D via Email to planning@	REPLY BY	FPC RESPONSE	COMMENTED ON WEBSITE
SDNP/20/04266/HOUS (Case Officer – Jenna Shore)	Location: Pooh House Sandy Lane Fittleworth RH20 1EH Proposal: House renovation and extension. The existing garage and playroom extension of the house will be demolished.	22/10/20	19/11/20	OBJECT Based on the submitted CIL form, it would appear that the proposal would result in a net additional 164m2 of residential floorspace - added onto an existing floorspace of 173m2. That being the case, the application would be contrary to Policy FITT6 of the Fittleworth Neighbourhood Plan, with no extenuating circumstances offered as to why that policy might be relaxed. Furthermore, and whilst a modern and ecologically driven outcome is welcomed, committee members were not convinced that the proposed design resulted in a harmonious composition.	19/11/20
SDNP/20/04534/TCA (Case Officer – Henry Whitby)	Location: Fittleworth House Bedham Lane Fittleworth RH20 1JH Proposal: Notification of intention to reduce north-west sector by 2m on 1 no. Goat Willow tree (T2), fell 2 no. Goat Willow trees (T3 & T4) and 1 no. Eucalyptus tree (T5).	26/10/20	23/11/20	No objections subject to tree officer support	19/11/20
SDNP/20/04607/TCA (Case Officer – Henry Whitby)	Location: Malthouse Cottage Little Bognor Road Fittleworth RH20 1JT Proposal: Notification of intention to fell 1 no. Sycamore tree (T1) and coppice 1 no.	27/10/20	24/11/20	No objections subject to tree officer support	19/11/20

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	Hazel tree (T2).				
SDNP/20/04608/TCA (Case Officer – Henry Whitby)	Location: Parsley Cottage Little Bognor Road Fittleworth RH20 1JT Proposal: Notification of intention to fell 1 no. Cedar deodar tree (T1).	27/10/20	24/11/20	No objections subject to tree officer support	19/11/20
SDNP/20/04509/ADV (Case Officer – Jenna Shore)	Location: Hesworth Common Lower Street Fittleworth West Sussex Proposal: 1 no. non-illuminated interpretation board.	16/11/20	14/12/20	Fittleworth Parish Council own the application site and so must declare an interest in this application. We have however taken advice and been told that our ownership interest does not preclude us from making comments on this application, but as a consultee and landowner. The Parish Council fully support the provision of new interpretation board signage at Hesworth Common, which will help residents and visitors better understand this special place. We have discussed the content of the boards with the applicant (SDNPA) and have been told that there is sufficient flexibility within the advertisement consent regime to permit small variations in the content of the boards, including the insertion of the Parish Council logo within the coloured header. Wording for the header agreed by the Planning Committee is as follows:- Welcome to Hesworth Common	9/12/20

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				Owned by Fittleworth Parish Council "Insert - Fittleworth Parish Council LOGO" Managed in Partnership with the South Downs National Park On this basis, we are happy for the current plans to be approved.	
SDNP/20/02326/HOUS and SDNP/20/02327/LIS (Case Officer – Beverly 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	Email from Case office on 18/11/20 requesting additional comments	Provisional date: 2/12/20		
SDNP/20/04533/HOUS (Case Officer – Beverly Stubbington)	Location: Dunrovin Limbourne Lane Fittleworth RH20 1HR Proposal: Erection of a two storey rear extension and front porch with associated roof works and installation of tile hanging at the first floor level.	18/11/20	16/12/20	No objection as the planning subcommittee considers the proposals constitute a visual enhancement over the present cottage. The committee also considers that the proposals comply with the 30% limit under Policy FITT06 in the Fittleworth NDP	7/12/20
SDNP/20/05001/HOUS (Case Officer – Beverly Stubbington)	Location: Sorrels House Bedham Lane Fittleworth RH20 1JL Proposal: Erection of garage.	18/11/20	16/12/20	Object. Whilst the Parish Council have no objections in principle to a garage of the size proposed, it was felt that the siting of the building so close to the road, and on raised ground, would represent an unwelcome intrusion to the character of this rural lane.	9/12/20

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<p>SDNP/20/04619/TCA (Case Officer – Henry Whitby)</p>	<p>Location: Coates Manor Coates Lane Fittleworth RH20 1ES Proposal: Notification of intention to reduce crown by approx. 2.5m and crown lift to approx. 2.5m (above ground level) on 1no. Copper Beech tree (Fagus sylvatica purpurea) (marked on plan as 1), remove 1no. limb at 1.6m height (above ground level) on west sector and crown thin by 25% on east sector on 1no. Liquid Amber tree (Liquidambar styraciflua) (marked on plan as 2), reduce height by 1m on 1no. Walnut tree (Juglans regia) (marked on plan as 3) and reduce height by up to 3m on 1no. Ginkgo biloba tree (marked on plan as 4).</p>	<p>26/11/20</p>	<p>24/12/20</p>		
<p>SDNP/20/00002/TPO (SDNPA Case Officer – Rafa Grosso Macpherson)</p>	<p>Reference: SDNP/20/00002/TPO Alleged Breach: Tree Preservation Order (TPO) served Location: Land at Limbourne Lane and The Fleet, Fittleworth, West Sussex Approximate centre of site grid reference [TQ 014192] Order sent to Parish Council for information only</p>	<p>2/12/20</p>	<p>28 days following notice of breach being served to the registered owners of the land: - 29/12/20</p>		
<p>SDNP/20/05258/LIS (Case Officer – Beverly Stubbington)</p>	<p>Location: Old Well Cottage Lower Street Fittleworth RH20 1EJ</p>	<p>2/12/20</p>	<p>30/12/20</p>		

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	Proposal: First Floor extension and internal alterations.				
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SDNP – DECISIONS AND PENDING

REFERENCE	DETAILS	FPC RESPONSE	SDNP DECISION (Decision date)
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/20/02327/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	Holding Objection (submitted 28/7/20) 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.	

		<p>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.</p> <p>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</p> <p><u>Additional comments submitted to planning officer via email on 18/9/20</u></p> <p>Having carried out further investigations, the committee remain unconvinced that the accommodation provided within the flat does in fact represent a self-contained dwelling and simply invite the applicant to provide sufficient information in support of their claim. Unfortunately, the information provided to date does not provide any further evidence and so on the basis of our knowledge of the property, and the particulars prepared when the property was purchased by the applicant, we must conclude that the existing flat is indeed ancillary to the main house. Given that to be the case, we feel that the expansion of accommodation would lead to the creation of a separate self-contained dwelling that is not related to the host dwelling.</p> <p>Similarly, the agent has not provided sufficient information in support of his assertion that the stables etc currently lie within the residential curtilage of either of the two main houses. The abovementioned sales particulars show this area having a</p>	
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		<p>much more agricultural character than is the case currently and whilst it would be normal for such buildings to be used for the storage of household paraphernalia, it does not follow that such activity would lead to a change of use.</p> <p>Lastly, the committee does accept that there has been a track worn through the field to provide occasional access to this group of buildings by the previous owner, this has historically not been more than a worn path through the grassed field, and so would be deemed in our view to be an agricultural access track through the field. Historical satellite imagery of the area supports this.</p> <p>Regardless, we note that this access track does not form part of the current application and consider that it should be included so that we are able to formally comment on that element.</p>	
SDNP/20/02326/HOUS (Case Officer – Beverley Stubbington)	<p>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</p>	Same comments submitted as for SDNP/20/02327/LIS above (submitted 28/7/20)	
SDNP/20/02272/HOUS (Case Officer – Jeanna Shore)	<p>Location: Lower Street House Lower Street Fittleworth RH20 1EP</p> <p>Proposal: Installation of 7.2m x 3.6m x 1.2m deep swimming pool (in ground) and natural stone paving surround and seating area</p>	<p>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.</p> <p>(submitted 31/7/20)</p>	

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<p>SDNP/20/02273/LIS (Case Officer – Jeanna Shore)</p>	<p>Location: Lower Street House Lower Street Fittleworth RH20 1EP</p> <p>Proposal: Installation of 7.2m x 3.6m x 1.2m deep swimming pool (in ground) and natural stone paving surround and seating area</p>	<p>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.</p> <p>(submitted 31/7/20)</p>	
<p>SDNP/20/02620/HOUS (Case Officer – Jenna Shore)</p>	<p>Location: Latimer House Bedham Lane Fittleworth RH20 1JL</p> <p>Proposal: Single storey extension to the side of the property, an infill extension in the northern elevation and external fenestration alterations.</p>	<p>Application details forwarded to Planning@fittleworth-pc.org.uk email address on 26/8/20</p> <p><u>Comments submitted - 18/9/20 - Via Planning portal</u> No objections, subject to officers being satisfied that the proposals comply with SDLP Policy SD31.</p>	
<p>SDNP/20/03513/HOUS (Case Officer – Beverley Stubbington)</p>	<p>Location: 2 The Old School, Old School House School Lane Fittleworth RH20 1JZ</p> <p>Proposal: First floor side and rear extensions</p>	<p>OBJECT</p> <p>Members felt that the additional extensions now proposed - which we note are similar in nature to the previously refused application - would overwhelm the character of this modest and historically important cottage.</p> <p>Members were also concerned that insufficient parking is available on plot to suit a dwelling of this size.</p> <p>(submitted 20/10/20)</p>	
<p>SDNP/20/04172/HOUS (Case Officer – Beverley Stubbington)</p>	<p>Location: Holly Gate House Limbourne Lane Fittleworth Pulborough West Sussex RH20 1HR</p> <p>Proposal: Change of use of roof space to habitable accommodation</p>	<p>Application details sent to Planning@fittleworth-pc.org.uk email on 15/10/20</p> <p>NO OBJECTION to this revised proposal which does not enlarge the existing accommodation by more than 30% and so complies with Neighbourhood Plan Policy FITT6.</p> <p>(submitted 23/10/20)</p>	

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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)

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.				
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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.

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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 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.