

Fittleworth Parish Council  
Planning Subcommittee Meeting Minutes  
Held by Microsoft Teams

Thursday 17th December 2020 at 6pm

(MINUTES APPROVED AT PLANNING COMMITTEE MEETING HELD ON 7<sup>TH</sup> JANUARY 2021)

Present

Lee Scott (LS)

Mike Allin (MA)

David Brittain (DB)

Tony Broughton (TB)

Jane Claxton (JC)

Members of the Public :

Jason Burkinshaw (JB)

1. Apologies for absence :None

2. The Minutes of the Planning Committee Meeting on 26th November 2020 were approved. For matters arising see below.

3. Public questions

a) JB said, that apart from clarifying the next steps of the planning process on Limbourne Lane, his principal role was to report back to the Limbourne Lane residents action group. LS summarised where matters had reached in relation to his email to the Chair of the SDNPA Planning Committee Alun Alesbury, in which FPC asked to be involved in the discharge of conditions process (DOC). There had been no direct reply from the Chair, not that one was expected, but there had been indirect responses, principally from the relevant Planning Case Officer (Rafa Grosso Macpherson) (RGM) on drainage, which had repeated Duncan Keir of CDC's line on drainage. Overall FPC think that a surface water flooding strategy needs to be addressed not just in relation to the area north of the Limbourne Lane site but also south of the Fleet through to the Rother. This was discussed again at recent full FPC meetings in the context of the budgets and appraisal costs.

RGM has now agreed to consult FPC on the DOC process. LS has also emailed Mike Waller (MW) of the Developer (twice) requesting that details of design be shared. FPC wishes to obtain wider flooding advice, including on what goes on upstream AND downstream of the A283/the Fleet. This has always been an ongoing issue with a current opportunity to make things better, but FPC cannot rely on the Limbourne Lane site (LL) curing or making everything better. JB was asked what the LL residents group were raising money for and could some of such funds be used for the drainage strategy. JB would seek to clarify this.

LS also mentioned the S106 Planning Agreement mainly related to Affordable Housing and may take 3 months to settle and complete, leading to the release of the Planning Permission. The Developer would then go for discharge of the planning permission conditions. It might take 6 months to settle a drainage management plan.

MA may contact HJ in addition to JB, as he was concerned at duplication of efforts and dissipation of resources. In the case of studies or appraisals commissioned by FPC, Standing orders/ financial regulations stipulated 3 quotes for work or services costing more than £500, and they would need to be properly scoped out. It may be appropriate to contact Duncan Keir of CDC, particularly as he had set a list of minimum issues to be addressed in the LL site drainage strategy. Would it also be of use setting up a virtual meeting with Chris Paterson of the SDNP with a wider list of invitees? MA will speak to Chris Welfare (CW) about any advantage in involving Chris Paterson.

4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below - none save for MA and TB in respect of Limbourne Lane as near neighbours, all councillors in respect of Old Well Cottage as the applicant Christine Parker was a co-opted member of the Fittleworth Traffic Group and had agreed to be joint chair, and DB in respect of Douglaslake farm buildings as a near neighbour.

5. Planning - New planning applications to discuss :

a) SDNP/20/04619/TCA (Case Officer - Henry Whitby). 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 the 1 No. Copper beech tree (*Fagus sylvatica purpurea*) (marked on plan as 1), remove 1 No. Limb at 1.6m height (above ground level)

on west and crown thin by 12% on east sector on 1 No. Liquid Ambar tree (Liquidambar styraciflua) (marked on plan as 2), reduce height by 1m on 1 No. Walnut tree (Juglans Regia)(marked on plan as 3) and reduce height by up to 3m on 1 No. Ginkgo biloba tree (marked on plan as 4). Deadline 24th December 2020. MA, DB and TB were to inspect and submit a response. They did so and as the application seemed to have transposed some of the tree numbers, MA contacted the applicants' tree surgeon, before submitting an agreed response clarifying the position.

"NO OBJECTION

Dear Henry

We have met with the tree surgeon, Graham Roberts, as the numbers 2 & 3 on the plan do not correspond with the text on the Parish Notification sheet.

Graham was not sure how the error had arisen however, it was agreed that 2 on the plan should be 3 and 3 on the plan should be 2.

Whilst we have no problems with the work proposed for trees 2-4 we have queried with him the proposal to crown reduce the beech tree, no 1, which is a well balanced and attractive tree. After further inspection, Graham agreed not to crown reduce the tree and to reduce the crown lift to the trimming of some of the lower branches."

b) SDNP/20/05258/LIS (Case Officer - Beverley Stubbington). Location : Old Well Cottage, Lower Street, Fittleworth RH20 1EJ. Proposal: First Floor extension and internal alterations. Deadline : 30th December 2020. It appears there has been an objection on the grounds of overshadowing and there have been several extensions over the years, but it wasn't immediately clear if these extensions were before the relevant date in 2002. LS considered himself as conflicted, but he was to contact the applicant to agree an inspection date after the deadline date if necessary. LS thought that there had been a negative response to a pre-application.

6. Ongoing Applications - To discuss:

a) SDNP/20/03676/FUL. (Case Officer - Rafa Grosso Macpherson). Location : Land at Limbourne Lane and the Fleet, Fittleworth, West Sussex. Proposal : Erection of 14 new dwellings and associated access, parking and landscaping. Update including TPO. TPO Order - Reference: SDNP/20/00002/TPO. Location: Land at Limbourne Lane and the Fleet, Fittleworth, West Sussex. Alleged Breach: Tree Preservation Order (TPO) served Deadline 29/12/20. See

b) SDNP/20/02326/HOUS and 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. FPC had yet to receive revised plans, and it appears the planning Officer thought that she did not need to consult FPC. Local information was that the relevant part of the premises had been used historically as overflow accommodation or staff accommodation for the artist, who helped the owner in the garden. There was no clarity on access, parking use etc, and the application doesn't reflect the agents' particulars on the recent sale of the site. Reservations were expressed about what precedent, if any, might be set for conversion of staff accommodation to separate single residence.

7. Pre-applications - None

8. Appeals - None

9. Enforcement proceedings- Douglaslake farm buildings, Little Bognor Lane - No news

10. Review of Mineral Planning (ROMP) - Bognor Common Quarry - No news

11. Consultations

a) Proposed Modifications to the Soft Sand review - Deadline 08/01/2021 Representations Period - Following submission of the Soft Sand Review, a number of modifications have been proposed and published to allow representations to be made on their "soundness" and legal compliance and procedural compliance, until 8th January 2021. This looked like a technical legal step to DB, requiring current legal knowledge of procedural requirements.

b) Natural England - Urea Consultation - Deadline 26/01/2021. DB to see if this was something on which FPC might wish to comment.

12. Fittleworth Planning Protocol Document - no update

13. Date of next meeting : Thursday 7th January 2021 at 6pm. Location : Microsoft Teams