

Fittleworth Parish Council
Planning Subcommittee Meeting Minutes – Approved on 25 March 2021
Held by Microsoft Teams
Thursday 4th March 2021 at 5.30pm
Present

Lee Scott (LS)
Mike Allin (MA)
David Brittain (DB)
Tony Broughton (TB)
Jane Claxton (JC)

Members of the Public: Ben Carter (BC), Neil Moore (NM).

1. Apologies for absence: Alison Nichols
2. The Minutes of the last Planning Committee meeting on 11th February 2021 were approved. For matters arising please see below.
3. Public questions: see below on individual items.
4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below- none save LS, JC and TB as shareholders in respect of Fittleworth Community Shop, MA and TB in respect of Limbourne Lane as near neighbours, and DB in respect of Douglaslake farm buildings as a near neighbour
5. Applications to discuss :

The Fittleworth Parish Council Planning Committee fully support the proposals to extend the shop.

a) SDNP/21/00578/FUL (Case Officer- Lauren Cripps) - Fittleworth Village Hall/shop, School Lane, Fittleworth RH20 1JB. Proposal: Proposed extension to community shop and cafe. Deadline: 22nd March 2021. There had been discussions with the Sports & Social Club on how the proposed extension affected the recreation ground. The committee reviewed the application, resulting in a submission of “

b) SDNP/21/00400/HOUS (Case Officer- Lauren Cripps) - Station Masters House, Tripp Hill, Fittleworth RH20 1ER. Proposal: remove existing shed and replace with a single storey timber garage, including laying a concrete base. Deadline: 19th March 2021. The committee thought that more detail on the application would be helpful. The discussions resulted in “Holding Objection. Although not concerned about the principle of a building within the garden, the Committee were concerned that the submitted plans did not give sufficient detail for the proposed building, which by virtue of its location is likely to be prominent in the street scene. Members would also like to see the garage sited no closer to the road than the existing house.”

c) SDNP/21/00791/TCA (Case Officer- Henry Whitby) - Spring Cottage, School Lane, Fittleworth RH20 1JB. Proposal: Notification of intention to crown reduce by 1m on 2 no. Apple trees (T1 & T2). Deadline: 17th March 2021. The committee agreed to submit “No objections, subject to the agreement of the tree officer.”

6. Ongoing Applications- to discuss:

a) SDNP/20/03676/FUL. (Case Officer- Rafa Grosso Macpherson) - Land at Limbourne Lane and the Fleet, Fittleworth. Proposal: Erection of 14 new dwellings and associated access, parking and landscaping. There were not yet three quotes for the wider drainage and flooding review work. The traffic working group were meeting monthly and hoped to meet the SDNP consultants 2020 shortly. There had been a survey by Limbourne Lane residents extending to High Trees, who were concerned at the culvert being 60% blocked at present. The banks of the stream from Bedham could be raised to stop drainage covers lifting after heavy rain. There had been another letter to Duncan Kier of CDC. The site was too sodden because the culvert was blocked. There had been flooding of the front and back gardens at Wyke House. It was now close to six months since the resolution to grant planning permission and as far as the committee knew the S106 planning agreement had yet to be completed, but the period referred to in the resolution could be extended with the applicant's agreement. Once the planning permission was dated and released following completion of the S106 agreement, then a judicial review period of three months would run.

b) SDNP/21/00200/FUL and SDNP/21/00202/LIS (Case Officer- Beverley Stubbington) - Hesworth Cottage, Hesworth Common Lane, Fittleworth RH20 1EW. Proposal: Change of use and conversion of the existing stables/ garage building to a 2 bedroom holiday let. BC as the applicant wished to clarify a number of points, including no adverse comments from WSCC Highways, the accommodation was for two couples or a couple with two children, that there was ample space for parking as at times there had been up to 6 tradesmen's vehicles on the property, his website made it clear that the access was from the A283, not along the byway from the Swan, the flat roof extension had been for the previous owner's large car and was not an enhancement, the stables weren't currently being used, the Atcost barn within the curtilage was for storage and the horses were turned out into the field beyond. The committee were looking to be consistent with responses to other applications, including JC's sister's refused application. BC pointed out this site was not in respect of a stable in a field. The committee were looking for a parking plan, scaled for spaces.

c) SDNP/20/02326/HOUS and SDNP/20/02327/LIS. (Case Officer- Beverley Stubbington). 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. NM said that they had appointed a new planning consultant, who had different advice from previously and there had been a conversation with Sue Payne, the Enforcement Officer at CDC. The contents of a statutory declaration were being collated, as to for example the stables being used as garages. There would be applications in due course possibly over the next fortnight.

7. Pre-applications- None

8. Appeals - None

9. Enforcement proceedings- Douglaslake farm buildings, Little Bognor Lane. LS understood the retrospective application had been refused. See SDNP planning website for reasons. The refusal could be appealed. It may be appropriate to write to the Environment Agency about the monitoring of any effluent or discharge of surface water into the watercourse.

10. Review of Mineral Planning (ROMP) - Bognor Common Quarry. DB will continue to deal with interested parties, particularly on the SSSI aspect.

11. Consultations

a) Barlavington Whole Estate Public Consultation- Deadline: 1st March 2021. LS had submitted a response. As it is so lengthy see the SDNP website. As to the possible proposals at Coates (being in Fittleworth Parish) and Horncroft (in Bury Parish but closer to residents in Fittleworth Parish), the borehole drilling notification leads to fears of quicker exploitation of the sites. Should the Barlavington Estate give an Undertaking not to extract minerals from the sites during a certain period? There was also a response by Adrian Webb on behalf of FDA which summarised the position and past submissions on the previous application. The traffic issues were a serious matter for Tripp Hill and other residents even if the likely access and egress would be via the A29; this might still result in heavier traffic via Pulborough and Hallelujah Corner. Alan Sutton (CDCouncillor) had pointed out the CDC was not the planning authority on Minerals, which were addressed jointly in SDNP by WSCC and the National Park ie Janet Duncton (WSCCouncillor and on the SDNPA). Any applications may not be stopped but the planning conditions can be influenced, as in the cases of Rogate, Midhurst and Sullington, under the Soft Sand Review. At this stage Rural Solutions are carrying out community consultation on the draft Whole Estate Plan, on behalf of the Estate.

b) SDNP- Camping and Glamping Technical Advice Note (TAN). Deadline: 16th March 2021. Initially it was thought that the subcommittee had nothing to submit but DB subsequently submitted on behalf of the committee " At present we do not appear to have any major campsites or Glamping sites in Fittleworth Parish or applications for them, but there has been a significant withdrawn application for a site south of Fittleworth in another parish, which prompted residents to submit responses on the proposals.

The residents 'concerns centred on adverse effects on views from Fittleworth over the Rother Valley. Residents and councillors were also concerned that they only learned of the application by chance, despite the obvious impact beyond the parish in which the site was located. The list of consulted parties for such applications should be widened in view of the National Park's Purpose One.

In the light of the climate emergency one might expect more to be made of possible wind, flooding and drainage concerns and steps to mitigate them, which should be addressed by applicants. Trees for example should not just be for screening but also windbreaks. Drainage and flooding generally has been a major consideration for Fittleworth residents in recent years, and councillors have spent a lot of time on the issues. News items after major summer storms have focused on caravan parks close to flooded rivers and sodden hillsides, and hopefully applicants will be expected to confirm that these issues have been addressed. Camping can still be fun after ten days of rain so long as one is not blown or flooded out! We do also wish to promote the right kind of memorable tourism in the National Park.”

c) SDNP - Parking Supplementary Planning Document (SPD). Deadline: 18th March 2021 on amended draft SPD. The committee's comments had been addressed by the SDNPA and the committee agreed to respond by thanking the SDNPA for doing so.

12. Fittleworth Planning Protocol Document - update. There might be a window of opportunity to tailor the SSALC draft to reflect local issues, procedures and timings.

13. Date of next meeting: Thursday 25th March 2021 at 5.30pm. Location: TBA in the light of revised or renewed government regulations on parish council, subcommittees and working groups. It may be that subcommittee meetings will continue virtually by Microsoft Teams with the same arrangements for public access.