

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes – Approved on 15th April 2021

Held by Microsoft Teams

Thursday 25th March 2021 at 5.30pm

Present

Lee Scott (LS)

Mike Allin (MA) from 1805 after his previous meetings

David Brittain (DB)

Tony Broughton (TB)

Jane Claxton (JC)

Members of the public: Ben Carter (BC), Cathy Moore (CM)

1. Apologies for absence: None but see above
2. The Minutes of the Planning Committee Meeting on 4th March 2021 were approved as drafted save there was a slight amendment as to the agreed process in respect of the Village Shop application which was to go to the full Parish Council . For matters arising please see below
3. Public questions: None received but as to items 6d) and 6e) please see below.
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, DB in respect of Douglaslake farm buildings as a near neighbour, TB in respect of Ivy Cottage as the applicant was known to him, MA in respect of Little Limbourne as a near neighbour, and JC in respect of Hesworth Cottage as a near neighbour.
5. Planning- new planning applications to discuss:
 - a) SDNP/21/01122/TPO (Case Officer- Henry Whitby). Three Chimneys, School Lane, Fittleworth RH20 1JB. Proposal: Crown reduce height by approx 1.5m and widths by up to 2.2m (all round) on 1 no. Oak (T1) subject to FT/84/00501/TPO. It was agreed that the subcommittee should view the tree, which some members (LS, MA, DB and TB) did on Tuesday 30th March. There is now a revised deadline of 27th April 2021 as the subcommittee needed to be reconsumed.
 - b) SDNP/21/01009/HOUS. (Case Officer- Beverley Stubbington). Little Limbourne Limbourne Lane, Fittleworth RH20 1HR. Proposal: Re-roofing existing flat roofed garage, to provide 'Sussex' hipped roof. The plans and orientation of the pitch of the roof were discussed and it was agreed to submit NO Objections.
 - c) SDNP/21/01010/LIS. (Case Officer- Beverley Stubbington). Little Limbourne, Limbourne Lane, Fittleworth RH20 1HR. Proposal: Re-roofing existing flat roofed garage to provide 'Sussex' hipped roof. Please see above ie NO Objections
 - d) SDNP/21/00855/HOUS. (Case Officer- Lauren Cripps). Ivy Cottage, Lower Street, Fittleworth RH20 1JE. Proposal: Erection of driveway gates. If the gates were to be manually operated rather than electric, the subcommittee noted that an entering vehicle might slow the traffic down which was the aim of the Traffic Subcommittee in respect of Lower Street. It was agreed to submit NO Objections.
 - e) SDNP/21/01055/LIS. (Case Officer- Beverley Stubbington). Fittleworth House, Bedham Lane, Fittleworth RH20 1JH. Proposal: Internal layout alteration of the ground and first floor of the northwest wing. This application was in respect of the oldest part of the House and the subcommittee supported inter generational living where consistent with other Policies. It was agreed to submit NO Objections.
 - f) SDNP/21/00691/HOUS. (Case Officer- Beverley Stubbington). Birch Walk, Lower Street, Fittleworth RH20 1JE. Proposal: Proposed alterations to raise roof & walls to front bedroom, construction of outbuilding & natural swimming pool. It was agreed that the subcommittee should inspect, which some members as above did on Tuesday 30th March . The subcommittee met the applicant(s), one of whom is a nationally, even internationally, recognised bat expert, and ecologist. It was agreed to submit NO OBJECTIONS to the proposed raising of the roof to the front, provided materials are matched to the existing; and NO OBJECTIONS to the natural pool and shed provided the hedge to the front boundary is either retained or replaced, since this screens views from the public realm
 - g) SDNP/21/05719/HOUS. (Case Officer- Lauren Cripps). Farn Hill, Sandy Lane, Fittleworth Rh20 1EH. Proposal: Rear single storey orangery extension with new garage/annexe. It

was agreed that the subcommittee should inspect, which some members as above did on Thursday 30th March. Inter generational living was discussed as above. It was agreed to submit NO OBJECTIONS since the combined works appear to represent 30% increase in floor area expansion, as required by NDP Policy FITT08. We would request that an appropriately worded condition is added to ensure that the proposed annex is used only in conjunction with the main house.

h) SDNP/21/01163/HOUS. (Case Officer- Beverley Stubbington). Fittleworth House, Bedham Lane, Fittleworth RH20 1JH. Proposal: Installation of Shepherds Hut. The Hut was likely to be used in conjunction with NGS visits; it is to be placed in the orchard out of sight of the road. Shepherds Huts need planning permission if they are to be connected to mains services. This requirement might be relevant to other sites in the parish. It was agreed to submit No Objections

6. Ongoing applications - To discuss:

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. The application has been granted unexpectedly quickly.

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. LS is to email the Case Officer to clarify the current position

c) 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. The third request for a drainage and flooding review was not resulting in a response and it might be necessary to proceed on the basis of two quotes. The developer was hoping to complete the S106 planning agreement within 2 weeks.

d) 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. The application was discussed with BC, the applicant, and, after JC abstained as a near neighbour, it was agreed to submit NO OBJECTIONS. Having discussed the submitted site plan showing parking with the applicant, the committee are now satisfied that the additional parking can be accommodated on the site without obstructing the legal access to Rew Cottage, adjacent. We also request that an appropriately worded condition be placed to ensure that traffic generated by the proposal accesses the site via the tarmacked road joining the site to the A283 and that no traffic should be permitted to use the part of Hesworth Lane that connects to Lower Street by the Swan Inn, as this road is rutted and unsuitable for vehicular traffic. Further, we request that conditions be placed to control the joinery details for the proposed new doors (replacing garage doors) in order to ensure that the design ambitions voiced by the applicant are met.

e) SDNP/20/023626/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. CM said that an application for a Certificate of Lawful use had been submitted to SDNPA the previous week. This is a matter for a legal judgment on the evidence, not a matter for a decision by the planners. However the application is uploaded to the planning website. There would also be an application in respect of the drive and a listed building consent application in respect of the barn as the interior was to be refurbished involving removal of asbestos in the ceiling and removal of the white cladding; in the case of modern materials these can be removed.

f) Any other updates. Sorrels House was discussed as the plans had changed, but FPC were not consulted. An amended submission was agreed in respect of residents' past concerns on preservation of the aspects of a rural lane. The Pooh Cottage application might be withdrawn and revised.

7. Pre-applications- none

8. Appeals -none

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

10. Review of Mineral Planning (ROMP) - Bognor Common Quarry. DB is to review the position after a response from the Secretary of the Bedham Commoners that they were not likely to get involved.

11. Consultations

a) Barlavington Whole Estate Public Consultation- It was noted that the drilling at Coates Sandpit was still going on.

b) SDNP - Camping and Glamping Technical Advice Note (TAN) - this should come off the Agenda as the submission had been made.

c) SDNP - Parking Supplementary Planning Document (SPD). This item should also come off the Agenda.

d) Any other consultations? None at present.

12. Fittleworth Planning Protocol Document- This is being reviewed.

13. Date of next meeting: Thursday 15th April 2021 at 5.30pm. Location. TBA