

Fittleworth Parish Council
Planning Subcommittee Meeting **DRAFT** Minutes
Held by Microsoft Teams
Thursday 6th May 2021

Present

Lee Scott (LS)

Mike Allin (MA)

David Brittain (DB)

Tony Broughton (TB)

Jane Claxton (JC)

Members of the Public: Neil Moore (NM), Jason Burkinshaw (JS)

1. Apologies for absence: None
2. The draft were approved as drafted save for some minor amendments
3. Public questions: None received but as to Rew Cottage and Limbourne Lane please see below.
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, DB in respect of Douglaslake farm buildings as a near neighbour and JC in respect of Rew Cottage as a near neighbour.
5. Planning-new planning applications to discuss:

a) SDNP/21/01922/LIS. (Case Officer- Beverley Stubbington). Rew Cottage, Flat Hesworth Common Lane, Fittleworth RH20 1EW. Proposal: Refurbishment of existing first floor flat and ground floor store and garage, changes to existing fenestration and cladding. NM told the subcommittee that the original drawings had been resubmitted but with no 1 bedroom flat. There was to be refurbishment with an annex or ancillary building, with similar external changes which had already been approved by the conservation officer. It was agreed to respond "OBJECT to application in current form. In addition to the points raised under the HOUS application, we would reiterate the request that the proposed air source heat pump be housed within an appropriate enclosure, in order to protect the visual amenities of the adjacent listed building"

b) SDNP/21/01921/HOUS. (Case Officer- Beverley Stubbington). Rew Cottage as above. Proposal: Refurbishment of existing first floor and ground floor store and garage, changes to existing fenestration and cladding. See above. It was agreed to respond "OBJECT to application in current form. Although the Parish Council have no objections to the proposed internal alterations to the flat accommodation and are pleased that the applications confirms that this accommodation is ancillary to the main house, we have the following concerns in relation to matters of detail. Firstly, the proposed barn doors facing the courtyard behind Hesworth Cottage does not appear to be sufficient to enable vehicular access to the barn from this side. Since this route is the only authorised vehicular access to the property, we would not wish to see this application preclude the use of that access point.

Secondly, we would request that the proposed air source heat pump be housed within an appropriate enclosure, in order to protect the visual amenities of the adjacent listed building."

c) SDNP/21/01999/TCA. (Case Officer - Henry Whitby). 1 Devon Villas, Lower Street, Fittleworth RH20 1EJ. Proposal: Notification of intention to fell 1no. Yew Tree. MA and TB agreed to inspect the Yew tree. It was agreed to lodge 'No objections but the subcommittee would like to see a compensatory Yew planted in the rear garden.'

d) SDNP/21/01449/HOUS. (Case Officer- Jenna Shore). Latimer House, Bedham Lane, Fittleworth RH20 1JL. Proposal: Partial demolition of existing extension and replacement single storey extension to north elevation and new windows. After looking at the drawings in more detail, it was agreed to lodge No Objections

e) SDNP/21/01764/HOUS. (Case officer- Beverley Stubbington). Pooh House, Sandy Lane, Fittleworth RH20 1EH. Proposal: Existing garage and playroom extension to be demolished, north-eastern extension and dormer to the south. Proposed single detached garage. It was agreed to respond "NO OBJECTIONS. Since we now understand from the application materials that the proposed enlargement of floorspace is within the 30% uplift limit established by Policy FITT6 of the Fittleworth Neighbourhood Plan, the Parish Council have objections to the revised proposals. Committee members remain somewhat concerned about the proposed design, but feel this could

be mitigated by ensuring that the vegetation screening the site from the public realm is conditioned to be retained.”

f) SDSNP/21/01877/FUL. (Case Officer- Beverley Stubbington). Proposal: Retrospective planning application for the retention of the realigned access road together with the replacement gates. This was not as established to the same extent as the use of the Stables. There was a query about a Landscape and Visual Statement, and how long had the track been used as such. It was important to be consistent with the application in respect of Little Cottage, Coates, where there was an application for a track behind Coates Manor, and the various applications in Bedham Lane with urbanising effects. It was agreed to respond “OBJECT. Although we understand that the existing agricultural access may have been used to provide occasional access to the stables building (which are the subject of a separate Certificate of Lawfulness application), the Parish Council would regard the creation of a permanent residential access to result in an undesirable urbanising effect which we feel is detrimental to the character of this particularly rural part of the National Park.

We were also surprised to note that this application has been validated without having been accompanied by a Landscape and Visual Impact Appraisal, given the likely impact on landscape character.

If the LPA is minded to approve this application, then we would request appropriate conditions be placed to ensure adequate screening landscaping to the southern boundary, and for external lighting along the route of the driveway to be prohibited.”

6. Ongoing applications - to discuss:

a) SDNP/21/01086/HOUS. (Case Officer- Jenna Shore). 2 Greatpin Croft, Fittleworth RH20 1HX. Proposal: Demolition of conservatory and erection of two storey rear extension. Revised deadline 14th May 2021. It was agreed to respond “OBJECT, due to the floorspace of the proposed extension being greater than the 30% uplift limit established by Policy FITT6 of the Fittleworth Neighbourhood Plan”

b) SDNP/21/01133/TPO. (Case Officer- Henry Whitby). Three Chimneys, School Lane, Fittleworth RH20 1JB. The tree was still standing. There was discussion as to a replacement tree, and what height or maturity might be appropriate.

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. JS asked what were the next steps now that the S106 Agreement was completed and the Planning Permission dated. JS wished to clarify how the materials and design issues would be dealt with, including the development period operations. LS said that he had emailed the developer Montagu and was told that there were non planning legal steps to be finalised. it was likely that there was an Option Agreement with the three Hawkins beneficiaries and there was still a six week judicial review period to expire. If the Developer acquires the site, it will need to submit the detailed consent applications and complete the discharge of the planning conditions process as set out in the permission, such as the construction management plan, bricks, storage, lorry movements and mud,, avoidance of pollution incidents. Unusually the SDNPA had agreed to consult FPC on the conditions applications. JS and Andy Spiers as near neighbours would like to be involved in the process. £4,000 is to be paid to the SDNPA before commencement of construction. TB has been maintaining and will continue to maintain a record of near misses in the Fleet/on the A283. LS said that there was to be a meeting on the following Tuesday in Fittleworth with the FPC flooding consultant and possibly the SDNP highway consultants 2020 (and Chris Paterson of the SDNPA), who were doing three pilot studies in the National Park, one in each of the three counties.

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- No planning consultations

12. Fittleworth Planning Protocol Document- This has yet to be redrafted

13. Date of next meeting- Thursday 27th May 2021 at 6pm. Location: Bradley Williams Room, Fittleworth Village Hall