

**FITTLEWORTH PARISH COUNCIL – APPENDIX 1 – PARISH COUNCIL MEETING MINUTES 20TH SEPTEMBER 2021
PLANNING APPLICATIONS STATUS REPORT (03/08/21 – 19/09/21)**

NEW APPLICATIONS

REFERENCE	DETAILS	DEADLINE FOR COMMENTS	FPC RESPONSE	COMMENTED ON WEBSITE
SDNP/21/02773/HOUS (Case Officer – Beverley Stubbington)	Location: River Lodge Hesworth Common Lane Fittleworth RH20 1EW Proposal: Single storey oak orangery to replace existing conservatory.	30/8/21	NO OBJECTIONS	23/8/21
SDNP/21/04033/TCA (Case Officer – Henry Whitby)	Location: Fulling Mill Cottage School Lane Fittleworth RH20 1JB Proposal: Notification of intention to fell 2 no. Common Ash tree (quoted as G1).	7/9/21	NO OBJECTIONS	23/8/21
SDNP/21/02540/FUL (Case Officer – Beverley Stubbington)	Location: The Old Corn Store Tripp Hill Fittleworth West Sussex RH20 1ER Proposal: Insertion of mezzanine floor to provide additional office accommodation with associated alterations to the external appearance of the building	8/9/21	The planning committee are supportive of the principle of allowing this local business to grow, but before we are able to consider this application we would request further information in relation to the projected growth in people employed on the site, and how the additional parking requirements arising from this would be met. We have inspected the application materials and they are largely silent on both points. Since we would need to discuss this application at our next meeting of 9th September, we would request an extension of our consultation period (sent to case officer 23/8/21)	
SDNP/21/03677/HOUS (Case Officer – Lauren Crispps)	Location: 18 Greatpin Croft Fittleworth RH20 1HX Proposal: Part single and part two storey extension to side and rear.	15/9/21	NO OBJECTIONS provided materials match existing.	20/9/21
SDNP/21/03933/LIS	Location: Fittleworth House Bedham Lane Fittleworth RH20 1JH	21/9/21	NO OBJECTIONS.	20/9/21

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(Case Officer – Beverley Stubbington)	Proposal: Installation of a ground source heat pump within field and ground source heat pump boiler within existing cellar.			
SDNP/21/04126/HOUS (Case Officer – Lauren Crispps)	Location: Grove House Little Bognor Road Fittleworth RH20 1JT Proposal: External and internal alterations to main house, replacement of conservatory with new single storey and part first-floor level rear extension. Conversion of stables to art studio and external changes to cottage. Conversion of barn to private entertaining space along with replacement of lean-to extension. Replacement of existing carport with new ancillary building.	21/9/21	As below	
SDNP/21/04127/LIS (Case Officer – Lauren Crispps)	Location: Grove House Little Bognor Road Fittleworth RH20 1JT Proposal: External and internal alterations to main house, replacement of conservatory with new single storey and part first-floor level rear extension. Conversion of stables to art studio and external changes to cottage. Conversion of barn to private entertaining space along with replacement of lean-to extension. Replacement of existing carport with new ancillary building.	21/9/21	Email requesting an extension sent on – no reply from Case officer.	
SDNP/21/04345/HOUS (Case Officer – Lauren Crispps)	Location: Latimer House Bedham Lane Fittleworth Pulborough West Sussex RH20 1JL Proposal: Installation of tennis court.	24/9/21	OBJECT. The location of the tennis court next to this quiet rural lane will be detrimental to rural tranquility both as a result of visual impact arising from proposed fencing and in terms of noise disturbance. We also note that the court is proposed as synthetic grass, presumably to enable year round use.	20/9/21

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			The committee would favour a location that is further away from any public rights of way.	
SDNP/21/04270/FUL (Case Officer – Jenna Shore)	Location: Amen Wood Yard Fitzleroi Lane Fittleworth RH20 1JN Proposal: Erection of workshop, office and associated parking.	8/10/21		
SDNP/21/02745/HOUS (Case Officer – Beverley Stubbington)	Location: 3 The Gardens Fittleworth RH20 1HT Proposal: Proposed rear extensions and loft conversion above garage	13/10/21		
SDNP/21/04010/HOUS (Case Officer – Beverley Stubbington)	Location: 3 The Old School School Lane Fittleworth RH20 1JZ Proposal: Two storey extension to the east elevation and internal alteration	15/10/21		

SDNP – DECISIONS AND PENDING

REFERENCE	DETAILS	FPC RESPONSE	SDNP DECISION (Decision date)
SDNP/20/02272/HOUS (Case Officer – Jeanna Shore)	Location: Lower Street House Lower Street Fittleworth RH20 1EP Proposal: Installation of 7.2m x 3.6m x 1.2m deep swimming pool (in ground) and natural stone paving surround and seating area	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. (submitted 31/7/20)	Application in Progress
SDNP/20/02620/HOUS (Case Officer – Jenna Shore)	Location: Latimer House Bedham Lane Fittleworth RH20 1JL Proposal: Single storey extension to the side of the property, an infill extension in the northern elevation and external fenestration alterations.	<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.	Application in Progress

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SDNP/20/04172/HOUS (Case Officer – Beverley Stubbington)	Location: Holly Gate House Limbourne Lane Fittleworth Pulborough West Sussex RH20 1HR Proposal: Change of use of roof space to habitable accommodation	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. (submitted 23/10/20)	Application in Progress
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.	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 (submitted 7/12/20)	Application in Progress
SDNP/21/00265/TCA (Case Officer – Henry Whitby)	Location: Sunnyside Lower Street Fittleworth RH20 1JE Proposal: Notification of intention to crown reduce back to previous pruning points on 1 no. Goat Willow tree (Quoted as T1).	No Objection (submitted 19/2/21)	Application in Progress
SDNP/21/00169/LIS (Case Officer – Beverley Stubbington)	Location: Cygnets Lower Street Fittleworth Pulborough West Sussex RH20 1EN Proposal: Internal/External damage repair works in compliance with the structural engineer's report (enclosed).	No Objection (submitted 26/2/21)	Application in Progress
SDNP/21/00200/FUL (Case Officer – Beverley Stubbington)	Location: 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.	OBJECT. Although the committee had no in principle objections to the conversion and re-use of this building, we were concerned about the impact that a tourism use might have in terms of increasing car borne traffic to the site and whether there is available parking space within the small court between the house (Hesworth Cottage) and the stables building. We would therefore request further details of the parking arrangements, and details of how the location of the site is considered to be sustainable - taking recent nearby appeal decisions into account.	Application in Progress

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		<p>In relation to parking, we note that the adjacent Rew Cottage has also historically used this courtyard for parking but that more recently that property has made use of a new track and parking area that we understand have been carried out without planning permission. The Council therefore feel it is important that any application that serves to increase parking demand, takes account of that fact.</p> <p>Further, the Council also felt that the design of the proposed conversion needs to be improved before we would be able to support any application here. The retention of the flat roof element that was introduced by previous owners is not to be welcomed, and we feel that the proportions of some windows etc to be inserted into existing openings to be particularly inelegant. (submitted 25/2/21)</p> <p><u>Additional comments submitted 30/3/21</u> 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.</p> <p>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.</p>	
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SDNP/21/00202/LIS (Case Officer – Beverley Stubbington)	Location: 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.	<p>OBJECT. Notwithstanding the concerns about the proposed use and related parking issues - the Parish Council are concerned that the proposed design retains the flat roof 'garage' element which detracts from the appearance of the building and host listed building and that approach to window and door openings does not serve to sufficiently enhance and protect the special characteristics of this heritage asset. (submitted 25/2/21)</p> <p><u>Additional comments submitted 30/3/21</u> 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.</p>	Application in Progress
SDNP/21/00400/HOUS (Case Officer – Lauren Cripps)	Location: Station Masters House Tripp Hill Fittleworth RH20 1ER Proposal: Remove existing shed and replace with a single storey timber garage, including	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	Application in Progress

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	laying a concrete base	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 (submitted 15/3/21) <u>Email from LS to case officer on 29/3/21</u> "....Secondly we discussed our comments already submitted on SDNP/21/00400/HOUS in light of the email from the applicant. Can you let me know if you need us to respond to the points raised, or are you happy to deal with it?"	
SDNP/20/05719/HOUS (Case Officer – Lauren Cripps)	Location: Farn Hill , Sandy Lane, Fittleworth, RH20 1EH Proposal: Rear single storey orangery extension and replacement of garage outbuildings with new garage/annexe.	Email from LS (29/3/21) & Clerk (30/3/21) to case officer requesting extension. Extension granted to 9/4/21 <u>Planning committee 25/3/21</u> Members requested that application be deferred to allow for on site discussions with the applicant. <u>Comments submitted 6/4/21</u> 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.	APPROVED 26/8/21 (LA Delegated Decision)
SDNP/21/00855/HOUS (Case Officer – Lauren Cripps)	Location: Ivy Cottage Lower Street Fittleworth RH20 1JE Proposal: Erection of driveway gates.	NO OBJECTIONS. (submitted 30/3/21)	Application in Progress
SDNP/21/01055/LIS (Case Officer – Beverley Stubbington)	Location: Fittleworth House Bedham Lane Fittleworth RH20 1JH Proposal: Internal layout alteration of the ground and first floor of the northwest wing.	NO OBJECTIONS. (submitted 30/3/21)	APPROVED (LA Delegated Decision) 29/7/21

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<p>SDNP/20/05001/HOUS (Case Officer – Lauren Cripps)</p>	<p>Location: Sorrels House Bedham Lane Fittleworth RH20 1JL Proposal: Erection of garage. Additional documents</p>	<p>OBJECT. Although we are happy to see part of the proposal sited away from the road, we are still concerned that the garage near to the road would represent an unwelcome intrusion on the rural character of the lane. (submitted 9/4/21 Via email to case officer)</p>	<p>Application in Progress</p>
<p>SDNP/21/01588/LDE (Case Officer – Beverley Stubbington)</p>	<p>Location: The Stables Rew Cottage Hesworth Common Lane Fittleworth Pulborough West Sussex Proposal: Use of the stable yard land and buildings for ancillary residential purposes for the parking, repair and storing of personal cars, for the storage of the tractor mower, garden implements and general domestic storage, for at least a continuous period of ten years in conjunction with Rew Cottage and Hesworth Cottage.</p>	<p>We note the type of application and content of the submitted statutory declarations. The Parish Council would however be grateful for guidance as to whether the proposed Lawful Development Certificate would relate to the building itself, or to include land nearby. (submitted 19/4/21)</p>	<p>Application in Progress</p>
<p>SDNP/21/00905/HOUS (Case Officer – Jenna Shore)</p>	<p>Location: 2 Devon Villas Lower Street Fittleworth RH20 1EJ Proposal: Demolition of existing garage and erection of 2 bay oak framed and timber clad replacement garage</p>	<p>Note that the property is referred to as Devon Cottages on mapping and also on the name plaque affixed to the houses) NO OBJECTIONS (submitted 19/4/21)</p>	<p>Application in Progress</p>
<p>SDNP/21/01086/HOUS (Case Officer – Jenna Shore)</p>	<p>Location: 2 Greatpin Croft Fittleworth RH20 1HX Proposal: Demolition of conservatory and erection of two storey rear extension.</p>	<p><u>Request submitted to case officer on 19/4/21</u> Before submitting our full comments, we would request clarification that the proposed enlargement is no bigger than 30% of existing dwelling. <u>Comments submitted online 12/5/21</u></p>	

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		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.	
SDNP/21/01877/FUL (Case Officer – Beverley Stubbington)	Location: Rew Cottage Hesworth Common Lane Fittleworth RH20 1EW Proposal: Retrospective planning application for the retention of the realigned access road together with the replacement gates.	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. (submitted 11/5/21)	REFUSED (LA Delegated Decision) 30/6/21
SDNP/21/01764/HOUS (Case Officer – Beverley Stubbington)	Location: Pooh House Sandy Lane Fittleworth RH20 1EH Proposal: Existing garage and playroom extension to be demolished, north-east extension and dormer to the south. Proposed single detached garage.	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. (submitted 12/5/21)	

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<p>SDNP/21/01921/HOUS (Case Officer – Beverley Stubbington)</p>	<p>Location: Rew Cottage, Flat Hesworth Common Lane Fittleworth RH20 1EW Proposal: Refurbishment of existing first floor flat and ground floor store and garage, amendments to existing fenestration and cladding.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>(submitted 12/5/21)</p>	<p>APPROVED 26/8/21 (LA Delegated Decision)</p>
<p>SDNP/21/01922/LIS (Case Officer – Beverley Stubbington)</p>	<p>Location: Rew Cottage, Flat Hesworth Common Lane Fittleworth RH20 1EW Proposal: Refurbishment of existing first floor flat and ground floor store and garage, amendments to existing fenestration and cladding.</p>	<p>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 (submitted 12/5/21)</p>	<p>APPROVED 26/8/21 (LA Delegated Decision)</p>
<p>SDNP/21/02774/LIS (Case Officer – Beverley Stubbington)</p>	<p>Location: River Lodge Hesworth Common Lane Fittleworth RH20 1EW Proposal: Single storey oak orangery to replace existing conservatory.</p>	<p>No Objections (submitted 23/6/21)</p>	
<p>SDNP/21/03235/TPO (Case Officer – Henry Whitby)</p>	<p>Location: Farthings (Name changed – notified by CDCon 13/7/21) Three Chimneys School Lane Fittleworth RH20 1JB Proposal: Remove 1 no. major limb (low down on main stem) and crown reduce by 2m (all</p>	<p>NO OBJECTIONS. We note that the address has been amended to Farthings from Three Chimneys. (submitted 20/7/21)</p>	<p>APPROVED (LA Delegated Decision) 9/8/21</p>

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	round) on 1 no. Yew tree (T2) subject to FT/84/00501/TPO.		
SDNP/21/03067/HOUS (Case Officer – Beverley Stubbington)	Location: Old Well Cottage Lower Street Fittleworth RH20 1EJ Proposal: First Floor extension and internal alterations.	NO OBJECTIONS. The Parish Council would reiterate our comments submitted to the identical withdrawn application (SDNP/20/05257/HOUS) in that we have no objections to this small extension provided officers are satisfied that it would not result in any loss of light to habitable rooms within neighbouring properties. (submitted 20/7/21)	
SDNP/21/03068/LIS (Case Officer – Beverley Stubbington)	Location: Old Well Cottage Lower Street Fittleworth RH20 1EJ Proposal: First Floor extension and internal alterations.	NO OBJECTIONS. The Parish Council would reiterate our comments made on the previous identical withdrawn application (SDNP/20/05258/LIS). (submitted 20/7/21)	

SDNP – ENFORCEMENT NOTICES ISSUED

REFERENCE	DETAILS	ACTION REQUIRED	DECISION
Enforcement Notice Reference: FT/11 Legal File Reference: TCP-10-005417 Planning Reference: SDNP/19/00386/COU	Site description: Douglaslake Farm, Little Bognor Road, Fittleworth	1. Cease the use of the land and buildings as a storage and distribution centre: and ii) Remove all portable toilets and vehicles from the land	Issued: 28/6/21 Takes effect from 9/8/21 Time for Compliance: 3 months after this notice takes effect

SDNP – APPEALS - NONE

REFERENCE	DETAILS	FPC RESPONSE	DECISION (Decision date)
Planning Inspectorate Reference: APP/Y9507/D/21/3277488	Name of Appellant(s): Mr A Spiers		

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<p>SDNPA Reference: SDNP/20/04533/HOUS</p>	<p>Subject of Appeal: Erection of a two storey rear extension and front porch with associated roof works and installation of tile hanging at the first floor level.</p> <p>Appeal Start date: 9th September 2021</p> <p>Site at: Dunrovin , Limbourne Lane, Fittleworth, RH20 1HR</p> <p>An appeal has been lodged against the Refusal to grant planning consent, details shown above</p> <p>The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.</p>		
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