

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee
Held in the Bradley Williams Room at Fittleworth Village Hall on Thursday 11th August
2022 at 7pm

Present

Jane Claxton (JC)

David Brittain (DB)

Tony Broughton (TB)

Members of the Public- none

AGENDA

1. Apologies for absence- Lee Scott (LS)
2. The Minutes of the last meeting on Thursday 21st July 2022 were approved
3. Public questions- there were none save that the fire on Hesworth Common from an abandoned barbecue on 7th August was brought to the subcommittee's attention. It was extremely fortunate that a dog walker noticed it on a less used path late in the evening and 2 fire appliances could eventually be guided to the spot. Fire hydrants need to be mapped urgently and a Community Resilience Plan be drafted to address different fire contingencies, in addition to the current Winter Plan]
4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below- none save for TB in respect of Limbourne Lane and Dunrovin as a near neighbour, JC in respect of Rew Cottage as a near neighbour, and DB in respect of Douglaslake farm buildings and Grove House as a near neighbour, (and LS in respect of Dunrovin and the Garden House as the applicants are known to him and/or his wife).
5. Planning- New planning applications to discuss:
 - a) SDNP/22/03184/HOUS . (Case officer-Beverley Stubbington). Location: 32 Greatpin Croft Fittleworth RH20 1HY. Proposal: Partial removal of existing conservatory. Build up on existing dwarf walls creating single storey extension with a flat roof. Closing Date for comments 23rd August 2022. It was resolved that , subject to the issues in the exchange of correspondence between the case officer and the applicant's agent being resolved, there should be a submission of No Objection
 - b) SDNP/22/003145/HOUS and 03146/LIS.(Case Officer- Lauren Cripps). Location : Old House, Tripp Proposal: Alteration to 1no. existing window to form a door on south west elevation with associated pergola. Refurbishment of all existing windows. Provision of 2 no. dormers and replacement of external stairs to annex. Installation of solar arrays. Closing date 18th August 2022. It was resolved to lodge an Objection as the subcommittee were concerned at the major changes to this old historic but otherwise the subcommittee were happy to defer to the the heritage officers
 - c) Late applications- The Old Corn Store again in very similar format
6. Ongoing applications and permissions discussed :
 - a) SDNP/22/03136/FUL. (Case officer- Beverley Stubbington). Location: Land adjacent to Garden House, Coates Lane, Fittleworth RH20 1ES. Proposal: Erection of a barn for agricultural storage and animal shelter. Closing Date for comments 10th August 2022- comments had been submitted and the case officer was seeking clarifications
 - b) SDNP/22/02792/HOUS. (Case officer- Beverley Stubbington). Location: Dunrovin, Limbourne Lane, Fittleworth RH20 1HR. Proposal: Two storey rear extension and front porch with tile hanging at first floor level- this had been approved with conditions
 - c) SDNP/21/04010/HOUS Location: 3 The Old School, School Lane, Fittleworth RH20 1JZ. Proposal: Discharge of conditions 3,4,5,6,8,9,14,15,16,17 and 18 of housing permission SDNP/21/04010/HOUS- See SDNP refusal dated 21/07/2022. No news
 - d) SDNP/22/01973/LIS. Location: 7 Coates Castle RH20 1EU. Proposal: To place 21 no. Solar panels on roof 1 no. EV charging point on front elevation wall- this had been approved with conditions

- e) SDNP/22/02395/FUL. Location: Tripp Hill Farm, Tripp Hill. Proposal: New agricultural building (decision- refusal issued 12/07/22). No news. See also the Old Corn Store.
 - f) SDNP/22/00889/DCOND. Location: Mants, Wakestone Lane. Proposal: Discharge of conditions 3,6,8 and 9 of householder permission SDNP/19/00845/HOUS- Granted in April. No news on this sensitive site very near the Mens SAC.
 - g) Limbourne Lane DOC- update. [It was resolved that TB's and Mike Allin's (MA) Note of the extended meeting on 27/07/2022 with Duncan Keir of CDC and concerned residents should added as an Appendix to these Minutes (and elsewhere) for ease of future reference in view of the issues long term relevance.] TB and MA were thanked for their continued attention and hard work on these issues.
 - h) Rew Cottage, Hesworth Common Lane- update (PIA decision on SDNP/21/01877/FUL uploaded to SDNP website 04/07/22). No news.
 - i) Longstanding and other applications: Grove House (bat survey) and the Old Corn Store (ecologists and water supply report)- The Grove House bat survey may have relevance in a parish wide context. On the Old Corn Store there was convoluted correspondence on how, in terms of different planning applications, to proceed in the light of the SDNPA's consultant on Fire and Rescue' continuing concerns on fire hydrant access
 - j) Birch Court, (Coalyard site)School Close Fittleworth Breach of Condition Notice served by CDC/SDNP dated 30/06/22. SDNP/21/00495/BRECON. News on compliance is awaited.
 - k) [SDNP/21/04270/FUL - application submitted August 2021. Amen Wood Yard Fitzleroi Lane - The subcommittee were forwarded recent correspondence between the case officer and the applicant's agent and noted that an amended Design and Access Statement marked May 2022 was posted on the website on 03/08/2022. CPA Property had agreed design amendments and had sought to satisfy Natural England Water Neutrality requirements set out in their Statement dated September 2021; this 80 plus old woodyard was required to detail water requirements and usage related to washing and toilet facilities. The subcommittee wished to clarify whether FPC's support would assist or muddy the waters at this stage, but would local business grants assist on compliance with water neutrality requirements and reduce residents' concerns on noise issues]
7. Pre-applications
- a) None found save St Mary's Church SDNP/22/00162/PRE - advice issued 21/06/22. There was much discussion as to how FPC can assist the applicants who have not been helped by a succession of changing advisers and views on the issues of providing a safeguarding suitable Parish Room and toilet facilities within or outside the Church. JC may discuss the way forward with Alan Sutton CDC and Andrew Griffiths MP, on these issues which have been satisfactorily resolved by other churches in rural locations.
8. Appeals -None notified save
- a). Douglaslake farm buildings below. LS is to be asked to assist the Clerk on tracking Appeals
 - b). Rew Cottage as in 6a) above
 - c). Old Well Cottage- see 8a) above
 - d). Any other appeals - None known
9. Enforcement proceedings
- a). Douglaslake farm buildings- to be clarified as above
10. Review of Mineral Planning (ROMP)- Bognor Common Quarry- the relevant SDNPA officer is to be contacted in view of the postponement of the Mineral Review for 5 years to 19/09/2022
11. Consultations and applications
- a). FPC CIL application submitted before 28/02/22- response awaited imminently.
 - b). SDNP consultation on Shoreham Cement Works running to 02/08/22. Replies to questionnaire submitted
 - c). SDNP Design Guide Supplemental Design Guide (SPD) now adopted. See SDNPA website
 - d) Gatwick Airport consultation - comments submitted

e) SDNPA Call for (suggested) Sites for development up to 2040 and Call for Local Green Spaces- consultation to 28/09/2022. A response may be submitted along the lines that in the current NDP the suggested number of houses on the larger of the two sites had been substantially increased (8 to 14), [Birch Court was substantially increased from the 5 (originally applied for) to the present number] and that FPC support the already suggested designation of the area[s] from the Swan up to Tripp Hill, with any other sites which may occur to residents and Councillors.

12. Date of next meeting

Next meeting- Thursday 1st September 2022 at 7pm. Location: Bradley Williams Room, Fittleworth Village Hall (to be confirmed)

Fittleworth Parish Council

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