

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee
Held in the Bradley Williams Room, Fittleworth Village Hall, on Thursday 3rd
November 2022 at 7pm

Present

Lee Scott (LS)

David Brittain (DB)

Tony Broughton (TB)

Jane Claxton (JC)

Members of the public - none

AGENDA

1. Apologies for absence - none

2. The Minutes of the last meeting on Thursday 13th October 2022 were approved, save that in respect of the campsite application see the SDNPA website for the detailed submission on behalf of FPC

3. Public Questions- None

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 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 all members in respect of the application by Mick Foote for Copper Beech House as he is a past councillor

5. Planning- New planning applications to discuss:

a) and c) SDNP/22/04532/TCA (Case Officer- Henry Whitby). Ivy House , Upper Street, Fittleworth RH20 1JG . A detailed response has been submitted setting out the subcommittee's observations

b) SDNP/22/04587/HOUS. (Case Officer-). Copper Beech House, Tripp Hill, Fittleworth RH20 1ER. Installation of 40 in-ground solar panels in rear garden. The subcommittee agreed that it had no objections

d). SDNP/22/04305/FUL Rew Cottage, Hesworth Common Lane, Fittleworth RH20 1EW. Demolition of existing 2 storey dwelling and erection of 2 storey replacement dwelling with associated landscaping. The subcommittee were expecting a replacement building application in respect of the 1960s Colt house, and it was thought useful to clarify the thinking behind the contents of the drawings with the applicants and their advisers by a Teams or an in person meeting before responding to SDNPA. This was considered a very prominent site, particularly in winter with less leaves on trees, and with the public footpath to the north. On other sites public footpaths have been very important to SDNPA in the light of its Local Plan. The windows in the footpath (north) elevation should be discussed as well as hedging/landscaping, the materials, the footprint (which is longer than the present building), the reduced height of the proposed building, the access to the site before and after construction. Is the proposed design of a barn like building what has already been discussed with the SDNP under a pre-application?

6. Ongoing applications and permissions to discuss:

a) SDNP/22/03136/FUL. Land adjacent to Garden House, Coates Lane, Fittleworth RH20 1ES. Proposal to erect a barn for agricultural storage and animal shelter. - this has been withdrawn

b) SDNP/21/04010/HOUS. 3 The Old School, School Lane, Fittleworth RH20 1JZ.

Discharge of conditions under SDNP/21/04010/HOUS- SDNP refusal dated 21/07/2022.

Update - see SDNP planning website for emails dated 17/08, 18/08, 24/08, 25/08 and 01/09.

No update.

- c) SDNP/22/00889/DCOND. Location: Mants, Wakestone Lane. Proposal: Discharge of conditions under SDNP/19/00845/HOUS- No news.
- d) Limbourne Lane DOC- There were DOC (windows, landscaping plan details of acoustics etc) validated on 14/10/22. The Clerk is to be asked what is happening on the consultation process which was promised
- e). Grove House, Little Bognor- there has been no update since the bat survey
- f). SDNP/21/02540/FUL The Old Corn Store (ecologists and water supply report). There was an extension of time to 18/11/22 for Natural England. LS is to check if there was any outcome.
- g). Old House, Tripp Hill - FPC objected to this application but there is no update
- h). SDNP/21/00495/BRECON. Birch Court- No update
- i). SDNP/22/03837/FUL | Change of use of agricultural land to form a campsite for 30 pitches, the erection of a reception/office and facilities structures and the siting of a shepherds hut for wardens accommodation. | Land North of Waltham Park Road Coldwaltham West Sussex- No update
- j). SDNP/22/04129/TCA. Land adjacent to Birch Court . Application withdrawn
- k). SDNP/22/00600/BRECON Walnut Tree Yard, Lower Street, Fittleworth, Pulborough, West Sussex, RH20 1JE. Mike Allin was dealing with the Compliance team at CDC and the owner is to plant a tree next to the path to Alley Dick

7. Pre-applications

- a). Prospective applicants are encouraged to consult with the FPC if they are submitting pre-applications

8. Appeals -None notified save

- a). Douglaslake farm buildings see below
- b). Rew Cottage, Hesworth Common Lane- update (PIA decision on SDNP/21/01877/FUL uploaded to SDNP website 04/07/22). A clarification of the current legal position on enforcement is awaited

9. Enforcement proceedings

- a). Douglaslake farm buildings- The appeal has been dismissed

10. Review of Mineral Planning (ROMP)- Bognor Common Quarry- update: DB to proceed with redrafting a response to the SDNPA on the current issues. Chris Paterson of SDNP has joined the Minerals team

11. Consultations and applications

- a). FPC CIL application- LS is in consultation with SDNPA to take matters forward in January 2023. There may be Zoom or Teams meetings before Christmas
- b). Highways applications relating to speed restrictions in Fittleworth. The 6 SID locations have been approved

12. Date of next meeting

Next meeting- Thursday 24th November 2022 at 7pm. Location: Bradley Williams Room, Fittleworth Village Hall (to be confirmed). Christmas season meetings to be 8th December and 5th January 2023.