

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee
Held in the Bradley Williams Room Fittleworth Village Hall on Thursday 24th
November 2022 at 7pm

Present

Lee Scott (LS)

David Brittain (DB)

Tony Broughton (TB)

and Councillor Mike Allin (MA), a past subcommittee member

Members of the public - Angus... (A-), Max... (M-) and Diego...(D-), representing the
new Swan team.

AGENDA

1. Apologies for absence - Jane Claxton (JC)

2. The Minutes of the last meeting on Thursday 3rd November 2022 were
approved

3. Public Questions- See below on the Swan pre-application

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.

5. Planning Applications

5. (a). SDNP/22/03780/LIS. The Old Rectory, Upper Street, Fittleworth RH20 1HU. The
erection of 1 x shed. The Committee resolved to lodge No Objection and LS will inform the
Clerk

5. (b). SDNP/22/05149/TCA. Brookside, Lower Street Fittleworth RH20 1DX. Notification
of intention to fell 1 no. Beech tree (T01). TB and MA are to inspect with a view to the beech
tree being replaced if the application is granted

5. (c). SDNP/22/04807/HOUS. Wingates, Limbourne Lane, Fittleworth RH20 1HR. Addition
of single storey glass roof/ car port on the side elevation. The Committee resolved to object
as they considered that the proposed development was not an appropriate addition to the site;
the non-planning councillors will need to be emailed before any submission

5. (d). SDNP/22/05055/LIS. Pitt's Gardens, Bedham Lane, Fittleworth RH20 1JH. Single
storey side extension. It was agreed to inspect the site if possible before the next planning
subcommittee meeting on 8th December, or at least before the closing date for comments of
19/12/22.

6. Ongoing applications and permissions to discuss

6. (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. Application
withdrawn

6. (b). SDNP/21/0410/HOUS. 3 The Old School, School Lane, Fittleworth RH20 1JZ.
Discharge of conditions- no news

6. (c). SDNP/22/00889/DCOND. Mants, Wakestone Lane. Discharge of conditions. No
enforcement action to be taken.

6. (d). Limbourne Lane. Discharge of conditions. These have been granted. The ditch is now
working, and the culvert has been cleared out.

6. (e). Grove House Little Bognor. The applications have been granted.

6. (f). Rew Cottage, Hesworth Common Lane. No news

6. (g). The Old Corn Store , Tripp Hill. No news.

6. (h). Old House, Tripp Hill. The case officer requested further information on 11/11/22

6. (I). Birch Court School Lane. Another attenuation tank is to be installed, but it is unclear how and when it will be installed.

6. (j). Waltham Park Road campsite. No news

6. (k). Birch Court tree application. This has been withdrawn.

6. (l). Walnut Tree Yard, Lower Street. MA is to meet Sue Payne on 28/11/22

6. (m). Any other applications? Forest nursery/ Little Birds, Coates Barn. The planning officers need to consider any application once received.

7. Pre-applications

7. (a). The Swan, Lower Street, Fittleworth. A pre- application has been lodged and the drawings and the thinking behind them at this stage were explained to the subcommittee. It was proposed that the Swan revert to its old long-term use as a coaching inn, a nice pub with good food and nice rooms, but a lot of money needs to be spent to achieve that state. A- was dealing with Barlavington Estate with a view to having a separate off road car park (on the track off the east side of Lower Street) of about one acre, similar to car parks of other pubs in the area and vicinity of the SDNP; however, the SDNPA's initial response had not been encouraging. There were traffic management issues (in front of the Swan) to consider in Lower Street. The roof needs renewing and certain ceilings needed to come down. It was proposed to reduce the number of bedrooms from 18 to 14, but to increase the staff accommodation together with a staff sitting room, shower rooms and laundry hoist. A new storage area for the function room was proposed with a standby generator and plant room. Two main bedrooms with gardens for dogs were proposed. The subcommittee pointed out that any impact on Lower Street House (and other neighbouring homes) would need to be considered. The flue and pipe work at the rear of the kitchen were to be clad in bricks, giving on to a cobbled courtyard. The tunnelled access through to the rear would contain the various bins, which was queried by the subcommittee as to how it would work in practice. Some of the newish timber cladding would be removed. The stud walls would need to be redone as part of the revised layout of en-suite bedrooms on various levels. In the Victorian era annex the addition of a second floor was proposed, as well as a new window, which was not on the front/ roadside elevation(s). Fire regulations and fire officer requirements and security issues needed to be carefully considered in such an old building with such a variety of levels and corridors.

8. Appeals

Nothing to report

9. Enforcement proceedings

9. (a). Douglaslake farm buildings- no news

9. (b). Rew Cottage- no news

10. ROMP (Review of old mineral planning permissions).

10.(a). Bognor Common Quarry. The current position on the review needs to be established.

11. Consultations and applications

These were held over to the next meeting

12. Date of next meeting. Thursday 8th December 2022 at 7pm in the Bradley Williams Room Fittleworth Village Hall"