

Fittleworth Parish Council
Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee

Held in the Bradley Williams Room Fittleworth Village Hall on Thursday
16th February 2023 at 7pm

Present

Lee Scott (LS)

David Brittain (DB)

Tony Broughton (TB)

Jane Claxton (JC)

Members of the public - (Liffa Wilson, James McGonville, Michael Varvill)

AGENDA

1. Apologies for absence - None

2. The Minutes of the last meeting on Thursday 26th January 2023 were approved

3. Public Questions-

Could the committee please provide a copy of the letter of support provided by the Fittleworth Parish Council in relation to the Pre application made by the Swan pub? I appreciate that the pre application itself is not published at this point. (Susie Mellers)

The members of the public present wished to clarify the position on the new owner's pre-application in respect of the Swan and the Parish Council's letter in support. The letter is now available on the FPC website and will be copied to these three members who are near neighbours. LS said that the letter was not unconditional in its support, although FPC did want the Swan to re-open at the earliest practical date. The neighbours' concerns centred mainly on any new parking area on the other side of the B2128, including any impact on flooding (for example from too hard or raised a surface) in the wider area, and any additional late-night noise and car lights illuminating their homes. FPC may speak to WSCC Highways about drainage in the area, although on parking it may be better to have parking alongside the road(B2128) to slow down the through traffic. FPC were particularly interested in the area immediately in front of the Swan. Any new parking area of the other side of the B2128 would be subject to strict SDNP Local Plan policies and parking standards. LS may contact Angus Davies about any plans for public consultation on the planning application or pre-application coming to fruition.

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 as a near neighbour

5. Planning Applications

5.(a).SDNP/23/00224/TCA Sorrels Cottage Bedham Lane Fittleworth Pulborough West Sussex RH20 1JH Notification of intention to fell 1 no. Cypress Leylandii tree. TB and Mike Allin (MA) hoped to visit on 18th February before the closing date for comments of 20/02/2023

5.(b).SDNP/23/00190/TCA Rose Cottage School Lane Fittleworth West Sussex RH20 1JB Notification of intention to prune back to previous pollard points on 1 no. Weeping Willow tree (T1).TB and MA hoped to visit on 18th February before the closing date for comments of 21/02/2023

5.(c).SDNP/23/00189/TCA Sunnyside Lower Street Fittleworth West Sussex RH20 1JE Notification of intention to cyclical pollard prune to remove all re-growth subsequent to pollard knuckles (i.e. back to previous pruning points) on 1 no. Goat willow tree (T1). TB and MA hoped to visit on 18th February before the closing date for comments of 21/02/2023.

6. Ongoing application and permissions

6. (a).SDNP/22/00889/DCOND. Mants, Wakestone Lane. Discharge of conditions under SDNP/19/00845/HOUS. As work is continuing the SDNP have inspected the works and found no breach.

6. (b).Limbourne Lane. There are further Discharge of Conditions applications including EV charging points which TB and MA might discuss. The Clerk was to be asked to take photographs of the site.

6. (c). SDNP/22/04305/FUL Rew Cottage Hesworth Common Lane Fittleworth West Sussex RH20 1EW Proposal: Demolition of existing 2 storey dwelling and erection of 2 storey replacement dwelling with associated landscaping. The planning application was refused by SDNP on 03/02/2023

6. (d). The Old Corn Store, Tripp Hill. There is planning officer correspondence indicated the need for a new application and that the officer was minded to recommend refusal of this application. There is no recent news.

6. (e). Old House, Tripp Hill. There is no recent news.

6. (f). Birch Court, School Close. The position is unclear on the breach of condition notice and the installation of a further attenuation tank. A planning permission Discharge of Condition 4 application was approved.

6. (g). Land north of Waltham Park Road, Coldwaltham (close to Tripp Hill, Fittleworth). A decision by the SDNPA on the campsite application was thought to be imminent or close, possibly on 6th February, but it was not on the SDNP planning agenda.

6.(h).. The Old Rectory, Upper Street. A decision was still thought imminent.

6. (i). Wingates, Limbourne Lane. The application was refused and can come of the next Agenda.

6.(j). SDNP/22/05510/FUL. Copper Beech House, Tripp Hill RH20 1ER. Change of use of paddock land to garden land. Installation of 40 no. Low level solar panels in ground of garden land. This was approved and can come off the next Agenda.

6.(k).SDNP/21/04270/FUL Erection of workshop, office and associated parking. | Amen Wood Yard Fitzleroi Lane Fittleworth RH20 1JN. LS may speak to Alan Sutton (AS) about this long standing (100 plus years) wood yard and its difficulties on recent planning applications.

6.(l).SDNP/22/05856/LIS & SDNP/22/05855/HOUS Yaffle Cottage 3 Churchwood Fittleworth West Sussex RH20 1HP. Proposal: Alterations to rear extension including relocation of fireplace and chimney to the northwest elevation and addition of window to the north-east elevation and replacement of roof tiles with associated roof repairs. No recent news.

6.(m).SDNP/22/05767/HOUS Laburnum Lodge School Lane Fittleworth West Sussex RH20 1JB Removal of existing utility room. Construction of a single storey rear ground floor extension. No recent news.

7. Pre-applications

7. (a). The Swan pre-application is proceeding; see section 3 above

8. Appeals

8. (a). Nothing to report.

9. Enforcement proceedings

9. (a). Douglaslake farm buildings. No news following refusal of appeal.

9. (b). Mants, Wakestone Lane. See above about inspection

10. ROMP. Bognor Common Quarry. DB sent an email on 25/01/23 to SDNPA and has not received an acknowledgment.

11. Consultations

11. (a). FPC CIL application. JC, LS and the Clerk are to discuss a draft based around the Serpent Trail and the priorities, for submission now in late March

11. (b). Gatwick Airport runways and CAA consultations. There have been recent CAGNE emails on the NMB process or lack of it and on the CAA consultation; there is a closing date of 5th March. Should FPC draft a response in the light of the very low flying Chinnooks using the area north of the South Downs to train, and copy the response to our MP?

11. (c). FPC Highways applications relating to speed restrictions; these need to be reviewed in the light of what WSCC has proposed on a county wide basis. TB may send photos to Mike Dare of WSCC Highways.

11. (d). Southern Water and Portsmouth Water WRMP and WRSE; a response might be sent in conjunction with MA's work on flooding and increased drainage in recent decades from public highways in the Parish into watercourses. DB to liaison with MA

11.(e). CDC Local Plan and the recent All Parishes meeting attended by LS, who reported on the housing targets required of CDC, particularly south and north of the National Park. The significant development expected in Wisborough Green and Kirdford (and Loxwood) is of concern to Fittleworth residents as it will increase traffic through the Parish.

11.(f). The NPPF consultation on numerous very detailed points is the subject of extensive draft responses from amongst others WSALC.

11.(g).No other consultations

12. Date of Next Meeting - Thursday 9th March 2023 at 7pm. Bradley Williams Room, Fittleworth Village Hall