

## Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee  
Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 6<sup>th</sup> July 2023 at 7pm

### Present

Lee Scott (LS)

Tony Broughton (TB)

John Coleman (JHC)

Kevin MacKenzie (KM)

Rachel Gorvin (Parish Clerk)

**Members of the public** - none

### AGENDA

**1. Apologies for absence** – Jane Claxton

**2. The Minutes of the last meeting** on Thursday 8<sup>th</sup> June 2023 were approved

**3. Public Questions** – none received but representations made by Mr Varvill in relation to The Swan Inn were noted.

**4. Declarations by Council Members of personal or prejudicial interest** in any of the agenda items listed below; LS and KM as a near neighbour of Swan Inn, TB lives in the Fleet, near neighbour of Limbourne Lane development.

**5. Planning- New planning applications to discuss**

5a. SDNP/23/02028/FUL and SDNP/23/02028/LIS The Swan Inn Lower Street Fittleworth West Sussex RH20 1EN Demolition of modern extension to stables, metal fire escape and construction of single

storey rear extension, internal alterations, insertion of dormer in rear roof plane and external alterations. (Deadline extended to 11<sup>th</sup> July).

The suggested comment to be submitted, subject to agreement from all councillors reads as follows.

*The Parish Council have afforded residents the opportunity to make comments to the Planning Committee regarding this application and we have received representation from local residents concerned about a change of use for the building and parking provision. We note that some members of our community have made comments on these points to the NP and the PC share their concerns. We are pleased to note that the applicant is not seeking any change of use for the building, and it will be retained as a public house with rooms and service the local community as it has done for many hundreds of years. We are pleased that the pub is able to demonstrate that the amount of parking required has not increased. We note that the proposal for car parking in the field opposite has not been included in this application following significant concerns raised by the SDNP and FPC are minded to support the SDNP position on this. FPC defer to the SDNP Heritage Officers judgement on internal alterations, however we note the change of configuration to the bar area and are keen to ensure that sufficient bar area is maintained for the primary use of the building as a pub. We acknowledge this application as a further step towards the pub reopening which the Parish Council has supported for a number of years.*

The committee requested that the clerk circulate these draft comments to all Cllrs for their observations and will defer to Full Council if necessary. Clerk to check with WSCC highways if the scaffolding has a licence to be placed on the highway, lighting not great, signage some distance, not safe for pedestrians.

5b. SDNP/23/00723/HOUS Green Finches The Fleet Fittleworth West Sussex RH20 1HN Change use of loft space to habitable accommodation and associated works (2 no. dormers and 5 no. Velux windows). Extension of existing garage. (Deadline 14/07/2023)

Objection – Fittleworth Parish Council have no objection in principle to conversion of loft spaces but consider that in this application the dormer windows at the front are too large and prominent for the street scene. The committee are concerned about overlooking from rooflights to adjoining properties, if the council are minded approving then we request the sill height of the Velux windows is specified so as to avoid overlooking adjoining residential gardens. The Planning Committee are additionally concerned that by extending the garage this presents a prominent built feature that increases the urbanisation of the road. The extension to the garage contains no tree report to indicate how the existing trees are to be retained and we would like to see how the applicant is going to ensure no trees are lost.

5c. SDNP/23/02548/TCA Little Bognor House Little Bognor Road Fittleworth West Sussex RH20 1JT Notification of intention to pollard down to 5m on 1 no. Holly tree (quoted as T1).

The Planning Committee defer to the Parish tree warden. TB and Cllr Allin (Tree Warden) to visit and give feedback to Clerk before the deadline of 21<sup>st</sup> July.

## **6. Ongoing applications and permissions to discuss.**

6a. SDNP/23/00312/TPO Revelstone Upper Street Fittleworth RH20 1HU Remove 2 no. branches at 1.8m height and 2m height on north east sector (overhanging road) on 1 no. Beech tree (quoted as T1, Tpo'd no. T4), remove 1 no. branch at 2.5m height on the north east sector and crown reduce by 3m on 1 no. Beech tree (quoted as T2, Tpo'd no. T5) and crown reduce by up to 2m on 1 no. Yew tree (quoted as T3, Tpo'd no.T6) all subject to FT/02/00512/TPO. Application approved 01/06/2023, remove from agenda.

6b. SDNP/23/01245/HOUS SDNP/23/01246/LIS 5 Coates Castle Coates Lane Fittleworth West Sussex RH20 1EU Conversion of the coach house into an open plan kitchen and dining room area. Replacement of old rotting windows throughout the main house with like for like windows. Installation of solar panels above the master bedroom, on the hidden roof. 28/06/2028 Application in progress. Planning Committee had asked for a Parking Plan but noted that one had been submitted. Clerk to email SDNP.

6c. SDNP/23/01956/CND Birch Walk Lower Street Fittleworth West Sussex RH20 1JE Proposed alterations to raise roof & walls to front bedroom, construction of outbuilding & natural swimming pool - variation of Condition 2 of Planning Permission SDNP/21/00691/HOUS to increase the footprint size to the outbuilding.28/06/2028 Application in progress.

6d. SDNP/22/03145/Hous and SDNP/22/03146/Lis Old House, Tripp Hill - FPC have objected to this application. Question received from SDNP Planning Team. Thank you for your consultee comments relating to SDNP/22/03146/LIS which I received on 22 August 2022. These were as follows:

“Fittleworth Parish Council Planning committee 11th August 2022 resolved to lodge an Objection as

the subcommittee were concerned at the major changes to this old historic building, but otherwise the subcommittee were happy to defer to the heritage officers.” The proposals have been revised since August 2022 and I wondered if the Parish Council would like to make further comments. It is a little unclear whether the Parish Council are objecting to the proposals or not. As the site is a listed building the application will need to be determined at

Committee if the Parish objects so it would be helpful to have clarity on this matter.  
28/06/2023 Planning Officer awaiting response form Fittleworth PC. 03145/Hous Approved  
03146/LIS decision pending. Given that we said we would defer to heritage officers, no  
objection.

6e. SDNP/22/05551/HOUS Old Post Office Lower Street Fittleworth West Sussex RH20 1JE  
Single storey rear extension, 1 no. balcony with alterations to fenestration to south-east  
elevation and construction of detached garage/carport with room above and installation of  
solar panels on roof. 28/06/2023 Application in progress

6f. Limbourne Lane development. 06/07/2023 LS has tried to contact the Planning Officer to  
get clarity on the drainage situation but not had a response. Clerk to email Cllr John Cross -  
to say that FPC are concerned in relation to the discharge of conditions around drainage and  
flooding, especially given the concerns of the PC and residents around this development.  
Chair of the Planning Committee has attempted to contact the senior Planning officer, Rob  
Ainslie, but not had a reply, please can he find out what the situation is? TB has had a  
response from Nicola Martin, she will be looking at it this week, w/c 3/07/2023. TB to chase  
NM. Clerk to copy Cllr Duncton into email.

6g. SDNP/21/00495/BRECON Birch Court, (Coalyard site) School Close Fittleworth Breach  
of Condition Notice served by CDC/SDNP dated 30/06/22. Work is currently being  
undertaken to install a bigger attenuation tank.

6h. SDNP/22/03780/LIS The Old Rectory Upper Street Fittleworth RH20 1HU Erection of 1  
x Shed Application in progress

**7. Pre-applications** - Nothing to report, save that The Swan pre-application advice is now  
published on the SDNP website as part of their Planning application.

## **8. Appeals**

8a. SDNP/23/00007/REF Wingates, Limbourne Lane, Fittleworth, West Susses, RH20 1HR.  
Applicant has appealed decision. Nothing further to report.

## **9. Enforcement Proceedings**

Rew Cottage. NFA report from SDNP noted.

## **10. Review of Mineral Planning (ROMP) – Bognor Common Quarry – update**

David Brittain to be asked to refer any updates to us.

## **11. Consultations and applications**

11a Highways applications relating to speed restrictions in Fittleworth – nothing to report.

11b. Ashfield Road Midhurst – noted.

11c. WSCC Cycling and Walking improvements Fishbourne and Chichester – noted.

11d. SDNP Parish Priority Statements (PPS). Clerk to forward email to KM. PNO due for review, FPC to consider.

11e. Any other consultations – none received.

**12. Date of next meeting** – Thursday 3<sup>rd</sup> August 2023 at 7pm in the Bradley Williams Room, Fittleworth Village Hall.