

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 August 2023 at 7pm

Present

Lee Scott (LS)
Tony Broughton (TB)
Jane Claxton (JHC)
Kevin MacKenzie (KM)
Mike Allin (MA) – Part of meeting

Members of the public – none

AGENDA

1. Apologies for absence - John Coleman (JC)

2. The Minutes of the last meeting on Thursday 6th July 2023 were approved

3. Public Questions- None save those raised by MA/TB under auspices of Fittleworth Flood Resilience Group.

4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below - TB (MA not a member of committee) in respect of Limbourne Lane as a near neighbour, LS and KM in respect of Swan Inn as a near neighbour. LS also knows applicants at The Ramble well.

5. Planning Applications

5.(d). SDNP/23/00128/DCOND Land at Limbourne Lane and The Fleet Discharge of conditions 12, 14, 15, 16, 19, 20, 28. (taken out of agenda order due to MA interest/attendance).

MA and TB voiced concern about the information submitted to discharge condition relating to surface water drainage (12), and that WSCC have approved. Would like confirmation that works required / approved by this condition will be carried out as approved.

KM did not think that there is any requirement for WSCC/SDNPA to check construction in accordance with approved details, except to say that the approval explicitly states that it should, and so the onus is on the developer to ensure this is the case. KM also mentioned that anyone purchasing properties would do so on the basis of assurances from the developer that works are carried out as approved.

MA was worried that infrastructure would hold water back and flood the development, due to the pipe under the road not being of sufficient diameter.

LS thought that this was probably by design, to avoid downstream flooding, but he was disappointed previous comments about making the pond bigger than the minimum required so as to introduce flexibility to cope with unusual weather events, was not taken up by WSCC or SDNPA. However, he understands that this was perhaps beyond their powers and that they are only able to ensure matters are not made worse by development, rather than achieve betterment.

It was agreed that LS would write to the developer, Elivia Homes, to seek assurances that the works were going to be completed in accordance with the approved details.

MA also said that he was concerned about status of footpath through the site linking Limbourne Lane with relocated bus stop. LS shared this concern, as status of link not clear in planning decision.

It was agreed to also write to Elivia on this point also.

5.(a). SDNP/23/02304/HOUS The Ramble, Sandy Lane, Fittleworth, West Sussex, RH20 1EH Replacement single storey front porch extension to provide enlarged front entrance lobby & new terrace to replace existing decking.

Resolved: No objections subject to officers being satisfied that proposal will not increase overlooking to Knoll House

5.(b). SDNP/23/02774/TCA Fayrefield Little Bognor Road Fittleworth Pulborough West Sussex RH20 1JT Notification of intention to fell 1 no. Weeping Willow tree (quoted as T1).

Resolved: No objections. Note change to description of development.

5.(c). SDNP/23/02352/HOUS Cotford Wakestone Lane Bedham Wisborough Green West Sussex RH20 1JR 1 no. temporary summerhouse.

Resolved: No objections, subject to CDC Historic Building Advisor agreement.

5.(e) SDNP/23/02714/TCA Land South of Brookside Lower Street Fittleworth West Sussex Notification of intention to crown reduce by 1.5-2m and crown lift by up to 3m (to clear footpath) (above ground level) on 3 no. Cherry trees (T1-T3).

It was agreed that as this application has been made by the Parish Council, on their own land, the Planning Committee would not be able to provide comment. Agreed to ask Clerk to write to case officer on this basis.

6. Ongoing application and permissions

6.(a) 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.

Progress of this application was noted. It is understood that works to roof are being undertaken with agreement of CDC HBA.

6.(b) 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.

Understood that application is likely to be refused, due to overlooking and design issues.

6.(c) DNP/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)

Understand this application has been approved.

6.(d) 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.

No update.

6.(e) 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.

No update.

6.(f) SDNP/22/03146/Hous and SDNP/22/03146/Lis Old House, Tripp Hill

No update.

6.(g) 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.

No update on SDNPA website, although LS understands from speaking to applicant that concerns have been raised about balcony and dormers.

6.(h) Limbourne Lane Development – updates.

As above

6.(i) SDNP/21/00495/BRECON Birch Court, (Coal yard site) School Close Fittleworth Breach of Condition Notice served by CDC/SDNP dated 30/06/22.

Understand that works are due to commence to rectify drainage issue.

6.(j). SDNP/22/03780/LIS The Old Rectory Upper Street Fittleworth RH20 1HU Erection of 1 x Shed

No update.

7. Pre-applications

Nothing to report.

8. Appeals

SDNP/23/00007/REF Wingates, Limbourne Lane, Fittleworth, West Sussex, RH20 1HR

No apparent progress.

9. Enforcement proceedings

Nothing to report.

10. Review of Mineral Planning (ROMP)- Bognor Common Quarry

No update. LS suggested asking former Cllr David Brittain for update.

11. Consultations and applications

11.(a) Highways applications relating to speed restrictions in Fittleworth.

CIL decision pending, as is CHS with WSCC. Understood both to be decided in Autumn, likely November.

11.(b) SDNP Parish Priority Statements (PPS).

Discussed that the Neighbourhood Plan sets out our objectives sufficiently, and members did not think there was appetite in the village for an updated NP, or indeed for further development. Noted that the smaller site on the Fleet allocated for development does not appear to be coming forward.

12. Date of Next Meeting

12.(a) Thursday 7th September 2023 at 7pm. Bradley Williams Room, Fittleworth Village Hall