

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee
Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 7th September 2023 at 7pm

Present

Lee Scott (LS)
Tony Broughton (TB)
Jane Claxton (JHC)
Jon Coleman (JC)

Members of the public – none

AGENDA

- 1. Apologies for absence** – Kevin MacKenzie (KM), Mike Allin (MA)
- 2. The Minutes of the last meeting** on Thursday 3rd August 2023 were approved subject to completion of the action to submit a letter to Elivia Homes at agenda item 5 (d)
- 3. Public Questions-** JC raised the issue of sewage pollution discharges from the Fittleworth Water Treatment plant into the Rother, it was agreed that a letter raising our concerns should be sent to Southern Water and copied to the Environment Agency, WSCC, CDC and the local MP
- 4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below** - TB (in respect of Limbourne Lane) as a near neighbour, LS in respect of Swan Inn as a near neighbour. LS also knows applicants at The Ramble well.

5. New Planning Applications

5(a) SDNP/23/03139/LIS Pitts Garden Bedham Lane Fittleworth West Sussex RH20 1JH Alterations and conversion of barn (within residential curtilage) to habitable accommodation for purposes ancillary to Pitts Garden. | Pitts Garden Bedham Lane Fittleworth West Sussex RH20 1JH

It was noted that a Listed Building Application only had been submitted without a full Planning Application.

It was agreed that the principle of maintaining a listed historic building should be supported; however concerns were raised that the nature of the proposed development and layout could lend itself to a business use of the building rather than residential usage. The deadline for comments is 12th September.

Resolved: Comment submitted

5(b)SDNP/23/03178/TCA Land North West of Orchard House, Lower Street to School Lane, Fittleworth, West Sussex, Notification of intention to crown reduce by up to 3m back to suitable growth points on 1 no. Quercus Robur tree

6. Ongoing application and permissions

6.(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.

No update

6.(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).

Approved

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

Approved

6.(d). SDNP/23/00128/DCOND Land at Limbourne Lane and The Fleet Discharge of conditions 12, 14, 15, 16, 19, 20, 28.

Concerns were raised by TB that road surfaces within the development had been tarmacked rather than be surfaced with a porous material (Condition 12 Water Drainage) TB also noted that what appeared to be drain/overflow pipes. It was agreed that these points would be added to the letter to go to Eleanor Read. It was further agreed that LS would review the Plans and visit the site. It was further agreed to ask the Clerk to write to Worthing Homes to ascertain the status of applications received for tenants on the development.

6.(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).

Approved

It was also noted that FPC will investigate the potential to place bollards along the pavement in Lower Street in order to prevent vehicles parking on the pavement at the south eastern end of the Lower Street pavement.

6.(f) 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.

LS noted that a Lighting assessment had been submitted. However it was unusual that no comments had been made by Conservation officers re the proposed works. In particular it was noted that the roof has been removed which would appear to be at variant with approval to carry out essential repairs. It was resolved that LS would write to SDNPA to raise these points.

6.(g) 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.

Application withdrawn

6.(h) 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)

Application approved.

6.(i) 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.(j) 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.(k) 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, no progress.

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

On-going nothing to report

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

No update other than the development now includes an EV charging point.

7. Pre-applications

Nothing to report.

8. Appeals

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

No apparent progress.

9. Enforcement proceedings

Nothing to report.

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

No 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).

No further action required, agreed to remove from the Agenda

12. Date of Next Meeting

12.(a) Thursday 5th October 2023 at 7pm. Bradley Williams Room, Fittleworth Village Hall