

# Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee

Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 12 October 2023 at 7pm

## Present

Lee Scott (LS)

Jane Claxton (JHC)

**Members of the public** – none

## AGENDA

**1. Apologies for absence** – Kevin MacKenzie (KM) and Tony Broughton (TB). Noted Jon Coleman (JC) has resigned as Parish Councillor effective today.

**2. The Minutes of the last meeting** on Thursday 12 September 2023 were approved without revision. Noted that LS action to submit a letter to Elivia Homes at agenda item 5 (d) still outstanding. Was also suggested that in writing to Elivia we should notify them of our intention to visit the site to review scheme and check accordance with approved plans, particularly in light of concerns raised by the Parish Flood Resilience Group.

**3. Public Questions-** None.

**4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below** - 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/23/03664/LDP Green Finches The Fleet Fittleworth West Sussex RH20 1HN Installation of 10 no. PV solar panels on existing garage, 7 no. PV solar panels on existing kitchen roof of the main dwelling, and 10 no. PV solar panels on existing main roof of the dwelling. Loft conversion including 5 no. rooflights to the rear elevation and 2 no. rooflights to the front elevation.

Noted no reply from CDC to Clerks email concerning planning conditions attached to previous permissions. Type of application also noted.

**Resolved:** Comment as follows:

The Parish Council note that this dwelling was constructed under planning permission 02/01578/FUL which was granted by Chichester District Council on 14 August 2002. That permission was granted subject to various conditions including conditions 4 – 6 which seek to remove permitted development rights from the dwelling.

In particular, condition 4 seeks to prevent ‘alterations affecting the external appearance’ of the building, and condition 6 seeks to prevent ‘windows or other openings’.

It is therefore our view that the proposed rooflights and solar panels would constitute an ‘alteration that affects the external appearance’, and a series of ‘windows or other openings’ and as such could not proceed under permitted development, as this current application seeks to confirm.

5(b) SDNP/23/03083/TCA Fulling Mill Cottage School Lane Fittleworth Pulborough West Sussex RH20 1JB Notification of intention to crown reduce overall by 3m on 1 no. Birch tree.

Noted ‘No objection’ comments submitted by Clerk following inspection by Parish Tree Warden.

**Resolved:** Comments approved.

5(c) SDNP/23/03561/LIS Grove House, The Cottage Little Bognor Road Fittleworth West Sussex RH20 1JT Proposed porch to south elevation, alterations to fenestration and reconfiguration of internal layout.

**Resolved:** Comment as follows:

No objections to proposed revisions to approved scheme, subject to the approval of Historic Building Advisors.

## **6. Ongoing application and permissions**

6(a) SDNP/23/03574/PNTEL Oak Tree House, Limbourne Lane, Fittleworth, Pulborough, West Sussex, RH20 1HR The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - 1x 9m pole.

Noted that LPA have raised no objections to this notification.

6(b) DNP/23/03575/PNTEL Wingates, Limbourne Lane, Fittleworth, Pulborough, West Sussex, RH20 1HR The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to install 2 no. 9m poles.

Noted that LPA have raised no objections to this notification.

6(c) 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

No updated since Parish comments submitted.

6(d) 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.

Application approved.

6(e) 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.

Noted that CDC officers (obo SDNPA) have raised concerned regarding the cumulative enlargement of this dwelling, and likely policy issue. Understand that further guidance will be issued by SDNPA shortly.

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

As noted above, LS to write to Elivia to raise concerns re flooding and pedestrian routes, and notify of intention to inspect site.

6(g) 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.

Applications approved. Discussed possible need for further application for works to roof, and agreed LS to write to officer to obtain clarification on this issue.

6(h) 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(i) 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.

Application approved.

6(j) SDNP/22/03146/Lis Old House, Tripp Hill

Application approved.

6(k) 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.

Amended plans considered by Planning Committee.

**Resolved:** No objections.

6(l) Limbourne Lane Development – updates.

Duplication of item 6(g).

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

Noted works required by this approval have been reported to not be in accordance with approved details. Discuss further with Parish Flood Resilience Group.

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

No further 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.

## **11. Consultations and applications**

### 11(a) Local List Consultation CDC

Not directly relevant to Parish matters.

### 11(b) A27 Chichester Bypass Mitigation Supplementary Planning Document.

LS has reviewed document and reported that it seeks to raise funds to deliver A27 improvements through additional levy on new development outside of the SDNPA area. As such it is not directly relevant to the Parish, except to remedy existing traffic issues experienced by residents in and around Chichester.

### 11(c) Publication of Statement of Community Involvement for Consultation

Not directly relevant to Parish matters.

### 11(d) Any other consultations

None known.

## **12. Date of Next Meeting**

12.(a) Thursday 2 November 2023 at 7pm. Bradley Williams Room, Fittleworth Village Hall