

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee
Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 2nd November 2023 at 7pm

Present

Lee Scott (LS)
Jane Claxton (JC)
Tony Broughton (TB)
Kevin Mackenzie (KM)

Members of the Public

Cathy Moore and Poppy Dallyn in connection with application SDNP/23/04141/FUL (Rew Cottage)

AGENDA

1. Apologies for absence – None

2. The Minutes of the last meeting on Thursday 12 October 2023 were approved without revision.

3. Public Questions- None, although Cathy Moore was in attendance as the applicant for SDNP/23/04141/FUL on Rew Cottage, to respond to queries raised by Councillors on the application.

4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below - LS in respect of Swan Inn (6h) as a near neighbour. LS also knows applicants at The Grange (5f) and The Ramble (6f) well. TB in respect of Gingerbread Cottage as knows applicant well (5a). KM in respect of Swan Inn (6h) as a near neighbour. KM also knows applicant at The Grange (5f) well. LS/JC/TB/KM all know the applicant at Well Cottage (5b).

5. New Planning Applications

5(a) SDNP/23/02439/HOUS & SDNP/23/02440/LIS. SDNP/23/02440/LIS. Gingerbread Cottage, The Fleet, Fittleworth, West Sussex, RH20 1HS. Proposed demolition of detached garage.

Resolved: “No objection” comments to be submitted by Clerk. It was noted that a number of the key application documents supporting the application were corrupted and unreadable.

5(b) SDNP/23/04186/TCA Old Well Cottage, Lower Street, Fittleworth, West Sussex, RH20 1EJ Notification of intention to fell 1 no. Goat Willow tree (quoted as T1). Crown reduce by 2m on 1 no. Bramley Apple tree (quoted as T2). Crown reduce by 1m on 1 no. Plum tree (quoted as T3).

Noted: Inspection to be undertaken by Parish Tree Warden and report back to provide Clerk with sufficient time to make representation to SDNPA prior to 09/11 deadline.

Resolved: Comments to be submitted by Clerk to SDNPA prior to 09/11 deadline, once Parish Tree Warden has undertaken site visit.

5(c) SDNP/23/04234/TCA Rose Cottage, School Lane, Fittleworth, West Sussex, RH20 1JB Notification of intention to re-pollard (back to the old knuckles/previous pruning points) on 1 no. Weeping Willow tree (quoted as T1)

Noted: ‘No objection’ comments to be submitted by Clerk to SDNPA following inspection by Parish Tree Warden.

Resolved: Comments approved.

5(d) SDNP/23/04141/FUL Rew Cottage, Hesworth Common Lane, Fittleworth, West Sussex, RH20 1EW
Erection of replacement dwelling following the demolition of existing two-storey dwelling with associated landscaping

Comments:

The Committee welcomed the applicant Cathy Moore and her daughter Poppy Dallyn to the meeting and expressed their gratitude for taking the time to respond to Parish Councillor queries on the application. The committee were pleased to see that the proposed dwelling had been moved further south and away from the public footpath to the north by approximately 2 metres and also lowered the dwelling in height by 1.5 metres by digging it into the terrace. The committee were also pleased to see that the proposed first floor dormer windows in the northern elevation would be set back to mitigate impact on the Dark Skies policy and that the bathroom windows would be obscurely glazed. The conclusion was that the proposed scheme was an improvement on the previous refused scheme.

However, with respect to vehicular access, it is noted under paragraph 6.8 Access, of the Design and Access Statement that “*Access to the dwelling remains unaltered with vehicular access from Hesworth Common Lane to a communal forecourt shared with the neighbouring Hesworth Cottage. Further south, a gated entrance allows for additional vehicular parking within an area defined as garaging*”. On the Site Layout Plan it is annotated that “*EV charger is to be installed in existing garage....*” (to the south of the dwelling). There therefore appears to be a contradiction in the applicant’s intentions towards car parking between the communal parking shared with Hesworth Cottage to the east (which is not contested) and the new proposal to provide “additional vehicular parking within an area defined as garaging” (with EV charger) to the south, which has previously been refused both by the SDNPA (21/01877/FUL) on 30 June 2021 as well as by the Planning Inspectorate at appeal APP/Y9507/W/21/3283123. We would like reassurance that car parking will only take place in accordance with the existing permitted arrangements, where it is shared with Hesworth Cottage. We would also note that the proposed landscaping layout appears to make access from the shared courtyard more difficult than at present.

Resolved: FPC Planning Committee to review and agree foregoing comments prior to them being issued to SDNPA as formal feedback.

5(e) SDNP/23/04241/TCA Sunnyside Lower Street Fittleworth West Sussex RH20 1JE Notification of intention to fell 1 no. Purple Plum tree.

Noted: ‘No objection’ comments to be submitted by Clerk to SDNPA following inspection by Parish Tree Warden.

Resolved: Comments approved.

5(f) SDNP/23/04218/TCA The Grange Hesworth Common Lane Fittleworth Pulborough West Sussex RH20 1EW Notification of intention to fell 1 no. Tree of Heaven tree (*Alianthus altissima*).

Noted: Inspection to be undertaken by Parish Tree Warden and report back to provide Clerk with sufficient time to make representation to SDNPA prior to 23/11 deadline.

Resolved: Comments to be submitted by Clerk to SDNPA prior to 23/11 deadline, once Parish Tree Warden has undertaken site visit.

6. Ongoing application and permissions

6(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: Application refused by SDNPA 31/10/23.

6(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: Application approved by SDNPA 13/10/23

6(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.

Noted: FPCPC previously stated “No objection to proposed revisions to approved scheme, subject to the approval of Historic Building Advisors”. No further update.

6(d) 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

Noted: No updated since Parish comments submitted (11/09/23).

6(e) 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.

Noted: Application approved by SDNPA 03/10/23

6(f) 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: Extension of Time granted until 10/11/23. CDC officers (obo SDNPA) have raised concerns regarding cumulative enlargement of dwelling and likely policy issue. Understand further guidance will be issued by SDNPA shortly.

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

Noted: Conditions 12, 14, 15, 19 & 20 discharged 31/07/23. Conditions 16 (Refuse Collection) and 28 (Sustainability) still to be discharged. LS to write to Elivia Homes pursuant to Councillor site visit 24/10, thanking them for the visit, noting recent site flooding and that the requirement for removal of the fallen tree blocking the ditch culvert remains a private matter to be resolved between Elivia and the adjacent owner of Wylde House (formerly Hill View).

6(h) 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.

Noted: SDNPA approved application 28/09/23. LS to contact SDNPA planning officer to ensure all outstanding planning matters have been satisfactorily resolved.

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.

Noted: No update.

6(j) 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.

Noted: SDNPA approved application 26/10/23.

6(k) Limbourne Lane Development – updates.

Note: Duplication of item 6(g) above. Remove from agenda.

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

Noted: No further update since FPC clerk submitted “no objection” comment 12/12/22.

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.

7. Pre-applications

Nothing to report.

8. Appeals

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

Note: Refused 24/01/23 under SDNP/22/04807/HOUS. PINS reference APP/Y9507/D/23/3316705.

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) Tuesday 5th December 2023 at 7pm. Bradley Williams Room, Fittleworth Village Hall