

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee
Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 5th December 2023 at 7pm

Present

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

Members of the Public

None

AGENDA

1. Apologies for absence – None

2. The Minutes of the last meeting on Thursday 2nd November 2023 were approved without revision.

3. Public Questions- received notification of SDNPA CIL (part) application going to committee 17/12/23

4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below – LS & KM in respect of Swan Inn (5b) and (6l) as near neighbours. TB in respect of Gingerbread Cottage (6a) as knows applicant well. LS & KM in respect of The Grange (6f) as near neighbour/knows applicant well.

5. New Planning Applications

5(a) SDNP/23/04537/TPO Hillgrove House Lower Street Fittleworth West Sussex RH20 1EJ Fell 1 no. Pine tree (quoted as T1) within Group, G3 subject to FT/81/00500/TPO.

Resolved: FPC tree warden confirmed “No objection”; comments to be submitted by Clerk.

5(b) SDNP/23/04563/LIS SDNP/23/04562/FUL The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL Erection of zinc clad roof over steps between the kitchen and the Barn

Resolved: “No objection. Defer to SDNPA Historic Building Advisor” comments to be submitted by Clerk.

6. Ongoing application and permissions

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

Noted: FPC “no objection” representation submitted 06/11/23. Listed Building application approved. Application decision still awaited.

6(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: Application approved 16/11/23

6(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: Application approved 16/11/23

6(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

Noted: FPC comments submitted 13/11/23. Determination deadline 06/12/23.

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

Noted: Application approved 20/11/23

6(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: Application deadline 28/11/23. Decision still awaited.

6(h) SDNP23/03560/HOUS and 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: Applications approved 08/11/23.

6(i) 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(j) 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: Application approved 23/11/23

6(k) SDNP/23/00128/DCOND Land at Limbourne Lane and The Fleet Discharge of conditions 16 & 18

Noted: Conditions 16 (Refuse Collection) and 28 (Sustainability) still to be discharged. Tree that was previously blocking the ditch culvert has been removed.

6(l) 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. Applications to discharge planning conditions submitted under SDNP/23/04905/DCOND and SDNP/23/04907/DCOND to include windows, materials, roof lights, samples, rain water, hard landscaping, gates and bat licence. LS to review choice of materials to ensure like for like character of Listed Building maintained and submit recommendation to FPCPC for approval.

6(m) 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: Application decision still awaited. Heritage Statement required.

6(p) 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.

7. Pre-applications

Nothing to report.

8. Appeals

8(a) SDNP/23/00007/REF Wingates, Limbourne Lane, Fittleworth, West Sussex, RH20 1HR

Note: Appeal dismissed 12/10/23

8(b) SDNP/23/00046/REF Rew Cottage, Hesworth Common Lane, Fittleworth, West Sussex, RH20 1EW appeal submitted against refusal of previous planning application (22/04305/FUL). Registered as valid 08/11/23 with start date 17/11/23. PINS reference APP/Y9507/W/23/3327153.

Note: Interested party comments due by 22/12/23. Clerk to submit comments made on previous application.

8(c) SDNP/23/00048/REF Land North of Waltham Park Road, Coldwaltham, West Sussex appeal submitted against refusal of previous planning application (22/03837/FUL) for “*Change of use of agricultural land to form a campsite for 30 pitches, the erection of a reception/office and facilities structures and the siting of a shepherds hut for wardens accommodation.*” Appeal start date 22/11/23. PINS reference APP/Y9507/W/23/3328005.

Note: Interested party comments due by 27/12/23. Further to feedback received from resident at Lee Cottage, Clerk to submit comments made on previous application. JC liaising with Coldwaltham PC.

9. Enforcement proceedings

SDNP/14/02892/FUL Former Coal Yard, School Close (Birch Court) Breach of Condition Notice issued by CDC.

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.

No further update

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

Not directly relevant to Parish matters.

12 Minerals and Waste Planning Policy Summer update July 2023

RG to circulate document to committee.

13 Local Plan Review West Sussex Parishes Workshop

LS attending 07/12/23

14. Date of Next Meeting

Thursday 4th January 2024 at 7pm. Bradley Williams Room, Fittleworth Village Hall