

## **Fittleworth Parish Council**

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee

Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 1<sup>st</sup> February 2024 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 5<sup>th</sup> January 2023 were approved without revision.

#### **3. Public Questions**

FPC wish to be formally consulted on SDNP/24/00197/FUL Sandy Meadow, Park Road, Bignor, West Sussex, RH20 1HQ for Change of use of land with 5 pitch settled gypsy accommodation, landscaping and biodiversity enhancements.

**Resolved:** Clerk to submit request for extension of time for application to be reviewed by Sub-Committee and representation submitted.

**4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below** – LS & KM in respect of Yew Tree Cottage (6a) as know applicant and also adjacent neighbour. JC in respect of Yew Tree Cottage (6a) as knows adjacent neighbour. LS & KM in respect of Swan Inn (5b), (5c), (5d), (6b) (6c) and (6f) as near neighbours.

#### **5. New Planning Applications**

5(a) SDNP/24/00009/TCA Malthouse Cottage , Little Bognor Road, Fittleworth, West Sussex, RH20 1JT Notification of intention to fell 2 no. Lawson Cypress trees (quoted as G1)

**Resolved:** Planning Committee endorsed comments submitted by FPC Tree Warden 30/01/24

5(b) SDNP/23/05241/LIS The Swan Inn, Lower Street, Fittleworth, Pulborough, West Sussex, RH20 1EL, Retrospective consent for remedial works and rebuilding of no. 4 chimney stacks and for the removal of 1 no. chimney stack

**Resolved:** “No objection to proposed works to chimneys 1, 3, 4 & 5 and would defer to SDNPA Historic Building Advisor in terms of the detail. With respect to chimney 2, given its’ sensitive and dominant position, it would be preferred if the proposed works to “reinstate to original” could be modelled on the original double chimney form as shown in the attached image prior to the acquisition by the current owners and not a more recent modified form. We note that the Horsham stone slabs have now been laid and the scaffolding removed. We also note that the contractor has only used brand new hand-made clay tiles; it seems a shame that none of the existing tiles could be reclaimed and reused. We request that the SDNPA Historic Building Advisor confirms that they are satisfied that the materials used and workmanship is to their satisfaction in this regard” comments to be submitted by Clerk (with image).

5(c) SDNP/24/00052/FUL. The Swan Inn, Lower Street, Fittleworth, Pulborough, West Sussex, RH20 1EL, Single storey extension to the barn.

**Resolved:** “No objection to application and would defer to SDNPA Historic Building Officer to ensure detailing is appropriate” comment to be submitted by clerk.

5(d) SDNP/24/00053/LIS. The Swan Inn, Lower Street, Fittleworth, Pulborough, West Sussex, RH20 1EL, Single storey extension to the barn.

**Resolved:** “No objection to application and would defer to SDNPA Historic Building Officer to ensure detailing is appropriate” comment to be submitted by clerk.

5(e) SDNP/23/04759/FUL Lord's Piece, Coates Lane (North Car Park) and Blue Doors Lane (South Car Park) Fittleworth West Sussex for Realignment and enlargement of existing northern car park together with formation of new access, and closure of southern car park and reinstatement as heathland.

**Resolved:** “FPC would like to ask the applicant to provide an updated Ecological Impact Assessment, given that removal of the southern car park and enhancement of the relocated and enlarged northern car park will lead to intensification of the northern end of Lord’s Piece by walkers, dogs and cars. This intensification will, if not managed appropriately, increase human erosion of and impact upon the heathland at the northern end of Lord’s Piece as well as increased amounts of both human and dog litter. It is understood that both litter and dog waste bins were previously provided and emptied by the Barlavington Estate and we would support the reintroduction of this excellent initiative”.

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

6(a) SDNP/23/05172/HOUS Yew Tree Cottage Lower Street Fittleworth West Sussex RH20 1JE Demolition of existing rear lean-to structures and erection of 2 storey and single storey rear extensions. Erection of single storey outbuilding as additional accommodation. Partial re-forming of store buildings including new raised pitched roof and cladding to front elevation. Erection of greenhouse.

Noted: No update since Parish comments submitted (16/01/23).

6(b) SDNP/23/05241/LIS The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL Remedial works and rebuilding of 5 no. chimney stacks.

**Resolved:** “No objection to proposed works to chimneys 1, 3, 4 & 5 and would defer to SDNPA Historic Building Advisor in terms of the detail. With respect to chimney 2, given its’ sensitive and dominant position, it would be preferred if the proposed works to “reinstate to original” could be modelled on the original double chimney form as shown in the attached image prior to the acquisition by the current owners and not a more recent modified form” comments to be submitted by Clerk (in addition to photo already submitted).

6(c) 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

Noted: Application withdrawn 15/01/24.

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 update since FPC comments submitted 11/09/23, notwithstanding determination date 28/09/23.

6(f) 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. It was proposed that this item is removed from next agenda.

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.

Noted: SDNPA approved application 28/09/23. Applications to discharge planning conditions submitted under SDNP/23/04905/DCOND and SDNP/23/04907/DCOND including windows, materials, roof lights, samples, rain water, hard landscaping, gates and bat licence. It was noted that the metal gate proposed within the archway was removed from the application 12/01/24.

Resolved: “We note that the Horsham stone slabs have now been laid and the scaffolding removed. We also note that the contractor has only used brand new hand-made clay tiles; it seems a shame that none of the existing tiles could be reclaimed and reused. We request that the SDNPA Historic Building Advisor confirms that they are satisfied that the materials used and workmanship is to their satisfaction in this regard” comments to be submitted by clerk.

6(g) 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/23/00048/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: FPC Clerk submitted comment to PINS that the “Parish Council's view, as submitted to the original application, has not changed”.

8(b) SDNP/21/00044/REF Amen Wood Yard, Fizleroi Lane, Fittleworth, West Sussex, RH20 1JN appeal submitted against refusal of previous planning application (21/04270/FUL) for “*Erection of Workshop, office and associated parking.*” Appeal start date 22/11/23. PINS reference APP/Y9507/W/23/3326520.

Note: FPC Clerk to submit comment to PINS that the “Parish Council's view, as submitted to the original application, has not changed and remains in support of the appeal”.

## **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**

Hampshire Minerals and Waste Plan – no update

## **14. Date of Next Meeting**

Thursday 1<sup>st</sup> March 2024 at 7pm. Bradley Williams Room, Fittleworth Village Hall