

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee

Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 4th January 2024 at 7pm

Present

Lee Scott (LS)

Jane Claxton (JC)

Kevin Mackenzie (KM)

Members of the Public

None

AGENDA

1. Apologies for absence – Tony Broughton (TB)

2. The Minutes of the last meeting on Thursday 5th December 2023 were approved without revision.

3. Public Questions - received notification of SDNPA CIL (part) application being approved at committee 17/12/23.

FPC wish to be formally consulted on 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: 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 (5a) as know applicant and also adjacent neighbour. JC in respect of Yew Tree Cottage (5a) as knows adjacent neighbour. LS & KM in respect of Swan Inn (5b), (6b) and (6g) as near neighbours.

5. New Planning Applications

5(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.

Resolved: Once approved by Planning Sub-Committee, FPC clerk to submit the following comments to SDNPA “FPC have no objection to the size of the extensions to Yew Tree Cottage, but would defer to the SDNPA Historic Building Advisor in terms of the detailed design. With respect to the “Studio”, FPC are keen that restrictions are applied so that it may only be used as ancillary accommodation to Yew Tree Cottage and not as a separate residential dwelling. Details on the proposed eaves and ridge heights to the new Studio as well as a street scene elevation should be provided for comparison with the adjacent outbuilding to Ivy Cottage to ensure that the new Studio is no higher than the adjacent Ivy Cottage garage precedent, particularly given that the Studio will be visible to Lower Street, once the proposed new boundary landscaping is completed. WSCC highways should be consulted to ensure that with the loss of the existing garage space and creation of additional accommodation in the studio, that there is sufficient area within the driveway for both car parking and manoeuvring of cars to ensure safe forward-facing exit onto Lower Street”.

5(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.

6. Ongoing application and permissions

6(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.

Noted: Application approved 18/12/23

6(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

Noted: No update since Parish comments submitted (11/12/23). Decision due by 15/01/24.

6(c) 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: Application approved 12/12/23

6(d) 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 (*Alnus altissima*).

Noted: Application approved 08/12/23.

6(e) 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.

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.

Noted: SDNPA approved application 28/09/23. Applications to discharge planning conditions submitted under windows, materials, roof lights, samples, rain water, hard landscaping, gates and bat licence. LS has reviewed application and is generally content with the specification of materials proposed.

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.

Noted: Application withdrawn 02/01/24.

6(i) 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/23/00046/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: Appeal withdrawn 21/12/23.

8(b) 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”.

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) Publication of Statement of Community Involvement for Consultation

Not directly relevant to Parish matters.

12 Local Plan Review West Sussex Parishes Workshop

12(a) LS attended 07/12/23 and circulated summary comments thereafter,

12(b) Settlement Facilities Assessment – LS confirmed no replacement Neighbourhood Plan required unless FPC want to prepare one.

14. Date of Next Meeting

Thursday 1st February 2024 at 7pm. Bradley Williams Room, Fittleworth Village Hall