

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee

Held in the Bradley Williams Room, Fittleworth Village Hall on Thursday 7th March 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 1st February 2024 were approved without revision, other than to note that the next meeting would take place on 7th March and not 29th February.

3. Public Questions

None

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

5. New Planning Applications

5(a) 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.

Noted: FPC clerk submitted comments on behalf of FPC Planning Committee 27/02/24 as follows: “Although this application falls outside of the boundaries of Fittleworth Parish, it is considered to create a series of direct impacts upon the adjacent Lords Piece area, which is an important resource for a good number of our residents, including those which live in the hamlet of Coates (part of Fittleworth Parish). The proposals, if permitted, would lead to an undesirable urbanising effect on this area of important and tranquil countryside near to the edge of our Parish, which Councillors feel would be detrimental to the overall character of the area in terms of rural tranquillity and impacting on the dark night sky core, which this site lies within. It is also considered that the exceptionally rural nature of the site would mean that residents would be reliant on private motorised transport for access to local facilities and services”.

5(b) SDNP/24/00199/TCA White Eaves, Lower Street, Fittleworth, West Sussex, RH20 1EN
Notification of intention to fell 1 no. Beech tree (T1) and 1 no. Hazel tree (T3), and crown lift to approx. 14m (above ground level) and reduce 1 no. stem by 4m on north east sector on 1 no. Beech tree (T2).

Noted: FPC clerk submitted comments on behalf of FPC Tree Warden 29/02/24. Decision awaited from SDNPA Tree Officer.

6. Ongoing application and permissions

6(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)

Noted: Application Approved 14/02/24

6(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

Noted: Application Refused 08/02/24

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

Noted: FPC Clerk to submit comments to SDNPA: “No objection to application and would defer to SDNPA Historic Building Officer to ensure detailing is appropriate, other than to request clarification as to the purpose behind the submission of the revised plan 673.01/BARN02B”.

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

Noted: FPC Clerk submitted comments 06/02/24 “No objection to application and would defer to SDNPA Historic Building Officer to ensure detailing is appropriate”. Clerk to submit additional comment “Further to our previous comments, it is noted that a new plan has been submitted by the applicant 673.01/BARN02B. We would request clarification as to the purpose behind the submission of this revised plan”.

6(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.

Noted: FPC Clerk submitted comments 19/02/24. Decision awaited from SDNPA.

6(f) 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.

Noted: No update since FPC comments submitted 11/09/23, notwithstanding determination date 28/09/23. FPC Clerk to submit comment to SDNPA that “In light of the fact that no activity has taken place on the application for the past 6 months, clarification is sought as to how the application will be determined”.

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 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. A split decision was approved 07/02/24 for all conditions within both applications other than Conditions 12 & 13 relating to Roof Tiles which are not discharged.

6(h) 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. FPC Clerk to submit comment to SDNPA that “In light of the fact that no activity has taken place on the application for the past 15 months, clarification is sought as to how the application will be determined”.

6(i) 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: Decision still awaited by SDNPA. No update since Parish comments submitted 16/01/24.

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/23/00044/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

12. Date of Next Meeting

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