

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 April 2024 at 7pm

Present

Lee Scott (LS)
Jane Claxton (JC)
Tony Broughton (TB)

Members of the Public

None

AGENDA

1. Apologies for absence – Kevin Mackenzie (KM)

2. The Minutes of the last meeting on Thursday 7th March 2024 were approved without revision.

3. Public Questions – None received.

4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below – LS in respect of Swan Inn (5a, 6c, 6d and 6g) and White Eaves (6b) as near neighbour.

5. New Planning Applications

5(a) SDNP/24/00820/FUL: The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL
Erection of lead clad roof over steps between the kitchen and the barn.

LS reported that this application appears largely identical to the previous withdrawn application (ref SDNP/23/04562/FUL and SDNP/23/04563/LIS), which showed a zinc roof and which the Committee did not object to subject to historic building advisor being content. This current proposal shows a lead roof.

Resolved: No objections subject to the approval of the CDC Historic Buildings Advisor.

6. Ongoing application and permissions

6(a) SDNP/24/00197/FUL Sandy Meadow Farm , Bignor Park Road, Bignor, West Sussex, RH20 1HQ
Change use of land with 5 pitch settled gypsy accommodation site including landscaping and biodiversity enhancements

Noted: No apparent progress on this application since last meeting, but significant levels of objections are noted.

6(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: Application approved 19th March 2024, work carried out 3rd and 4th April 2024.

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

Noted: No further progress since last meeting.

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

Noted: No further progress since last meeting.

6(e) SDNP/23/04759/FUL Lords Piece Car Parks

Noted: No further progress since last meeting.

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. | Pitts Garden Bedham Lane Fittleworth West Sussex RH20 1JH

Noted: No update since FPC comments submitted 11/09/23. Further comments dated 12 March 2024 requesting update on progress of application.

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.

Members noted recent application to alter floor construction to dining room area (SDNP/24/01120/LIS), which will need to be considered at next available planning committee meeting.

LS reported that following the refusal of the retrospective application for rebuilding of chimneys no further application / appeal appears to have been submitted relating to this element of the proposals. However, it appears that a further application (SDNP/24/00889/DCOND) has been submitted in order to discharge condition 18 (relating to roof tiles) following the decision of CDC (obo SDNPA) not to discharge that condition under previous applications (SDNP/23/04907/DCOND and SDNP/23/04905/DCOND). This application includes further justification relating to the replacement of tiles (on the basis that the existing tiles were not salvageable) but this application does not contain any information relating to the relaying of the Horsham Stone roofing slabs.

Resolved: Members agreed that LS should write to case officer to seek clarification on the scope of this current application (SDNP/24/00889/DCOND) and ask to be formally consulted due to the high levels of public interest concerning this element of the building works.

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

Noted: Application withdrawn on 15th March 2024. Can be removed from future agendas.

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.

Noted: The case file has been updated to including for EIA screening (confirming not EIA development) and legal agreement concerning offsetting land (relating to water neutrality) that would take effect in the event that the appeal is allowed. PINS website confirmed appeal site visit has not yet been arranged.

SDNP/23/00044/REF Amen Wood Yard Fitzleroi Lane Fittleworth RH20 1JN Erection of workshop, office and associated parking. Appeal start date 24/01/2024 PINS reference APP/Y9507/W/23/3326520

Noted: The case file has not been updated following confirmation of valid appeal in December 2023. PINS website shows LPA final comments were due to be submitted by 13 March 2024.

9. Enforcement proceedings

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

No further update.

10. Review of Mineral Planning (ROMP) - Bognor Common Quarry

No update.

11. Consultations and applications

11(a) Renewable Energy Survey

Members were content not to take part in this survey, and allow SDNP to take lead on this issue.

12. Date of Next Meeting

Thursday 2nd May at 7pm. Bradley Williams Room, Fittleworth Village Hall