

Fittleworth Parish Council

Planning Subcommittee Meeting Minutes of the Parish Council Planning Committee
Held in the Pavillion Building, Fittleworth on Thursday 2nd May 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 4th April 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 – d, , 6a, c, d, and g) as near neighbour.

5. New Planning Applications

5(a) SDNP/24/01120/LIS The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL
Replacement of part of the existing timber dining room floor with a solid floor.

LS noted that the submitted plans and statement describe this floor as being a more modern intervention (either late C19 or early – mid C20) and therefore unlikely to be considered important to the overall heritage interest of this building. Members questioned why the works were necessary, as it was not clear in the submission. LS thought that this was likely either to do with damp or sound transmission.

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

5(b) SDNP/24/00821/LIS The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL
Erection of a lead clad roof over steps between the kitchen and the barn.

LS noted that this was the listed building application for the same proposal as was considered under the full application (see 6a below).

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

5(c) SDNP/24/01354/LIS The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL
Installation of pair of wrought iron gates

LS noted that a previous proposal for gates across the covered way had been included at pre-app stage, and he recalls that they had not been supported due to concerns about visual impact. The current proposals seek to install reclaimed/vintage gates, which the application states are needed for security reasons.

Members thought that sufficient security in this area is likely to be provided by live-in staff being present, and that the proposed gates were overly ornate. However, it was considered that if gates were required, then it would be preferable to site these to the rearmost section of the covered way, where they would be less visible in the street.

Resolved: Members consider that if gates are required for security reasons, then they should be installed to the rear of the covered way, in order to reduce their visual impact from the front of the building.

5(d) SDNP/24/01461/LIS The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL
Repairs to 3 no. existing chimneys, the removal of 1 no. chimney down to roof

LS said that the previous application for works to the chimney had been refused due to concerns about the loss of the cowls to the 'main' stack, referred to as chimney 2 in the application plans.

Members were not convinced that the partial reinstatement of the cowls would be sufficient in order to restore the historic significance of this stack, which is considered to be an important and prominent feature of this building. It was noted that the application states that the proposed solution was needed in order to vent the lined flue serving a wood burning stove, which is proposed to be installed in place of the former open fire.

Members were not convinced that this in itself represents sufficient reason to alter the appearance of the building in this way, as an open fire had worked successfully for many years. As such, it was suggested that if a wood burner is required, then it may be possible to provide a separate flue through the building, to the rear of the main stack where it would be less visible. This would enable the chimney to be reinstated with double cowls as it previously existed.

Members had no strong views about the other elements of this application.

Resolved: Members are concerned that the proposed partial reinstatement of the double cowls (one being bricked up) to chimney 2 as proposed would result in an awkward appearance, given the highly prominent location of this stack and its important role in establishing the character of this historic building. Members would prefer the chimney to be reinstated as it appeared prior to current works commencing.

If a lined flue is required to serve a wood burning stove, then it is considered that it should be served by a separate flue, located to the rear of the main stack so as to not be visible from the front of the building.

6. Ongoing application and permissions

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

See 5a) above.

6(b) 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.

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

Approved 26th April 2024.

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

Approved 26th April 2024.

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 do not appear to have been responded to.

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.

It was noted that following LS contacting the case officer, it was confirmed that these applications relate to the stables building and not the roof of the main building.

Given the level of public interest in this element, it was agreed that LS should contact officers to see if there had been any further update on this.

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: This appeal had been dismissed on 23rd April 2024, primarily for reasons to do with rural character and tranquillity. Members were disappointed that the Inspector did not appear to understand that the proposals would have been visible from within Fittleworth.

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: This appeal had been dismissed on 19th April 2024. LS noted that the decision appears to have been quite finely balanced, with some weight having been given to the role that the site plays in terms of rural employment. However, it appears that the Inspector was concerned about localised visual impacts.

Members were disappointed to hear this, as the Parish Council have been supportive of this long standing business site. It was agreed that TB would speak to Cllr Allin to see if the owners were planning to revisit an application that addresses the reasons for refusal.

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) Update on Local Plan Review email received 15th April

LS said that he had reviewed the email, and also the minutes of the planning committee meeting that it refers to. This includes consideration of the various Parish Priority Statements that had been submitted, but which Fittleworth did not need to do as it has an up to date Neighbourhood Plan.

12. Date of Next Meeting

Thursday 6th June at 7pm. Bradley Williams Room, Fittleworth Village Hall