

Fittleworth Parish Council

Meeting Minutes of the Parish Council Planning Sub-Committee

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

Present

Lee Scott (LS)

Tony Broughton (TB)

Kevin Mackenzie (KM)

Members of the Public

AGENDA

1. Apologies for absence - Jane Claxton (JC) and Sally Tanner (ST)

2. The Minutes of the last meeting on Thursday 3rd October 2024 were approved.

3. Public Questions

4. Declarations by Council Members of personal or prejudicial interest in any of the agenda items listed below – LS & KM in respect of The Swan Inn (Items 6d-g) as near neighbour and LS in respect of professional knowledge (Items 6h&j). Although no personal or prejudicial interests were noted, it should be recorded that FPC have previously instructed the architect on item 5a.

5. New Planning Applications

5(a) SDNP/24/04255/HOUS Strawberry Trees, Sandy Lane, Fittleworth, West Sussex, RH20 1EH Roof extensions and alterations.

Resolved: Holding objection. Although the submitted Planning Statement states that the dwelling in 2002 had an existing floor area of 202.6sq.m, this would appear to be calculated on the basis of including accommodation contained within the first floor attic space. It is noted that the both the previously withdrawn application (SDNP/23/01335/HOUS) and the approved application for single storey extensions (SDNP19/02113/HOUS) including ‘existing’ plans that do not show any stairs to the attic space, and so it is therefore questionable as to whether the first floor accommodation would have been deemed to have been habitable accommodation at this point. Both applications also show the dwelling as having only 2 bedrooms.

This being the case, it would appear that the application is contrary to both Fittleworth Neighbourhood Development Plan Policy FITT6 and South Downs Local Plan Policy SD31 (as interpreted by SDNPA Extensions and Replacement Dwellings Technical Advice Note), which seek to limit the loss of smaller dwellings.

Further clarification and evidence is therefore required as to the status of the first floor accommodation, the amount of habitable floorspace in 2022, and the number of existing bedrooms.

The Parish Council are also concerned that the building up of gable walls in bricks to match existing may not be able to be achieve a sufficiently seamless transition between old and new brickwork.

6. Ongoing application and permissions

6(a) SDNP/24/03394/LIS Rosecot, Lower Street, Fittleworth, West Sussex, RH20 1EJ Replacement floor finishes in dining room.

Noted: Application approved 24/10/24

6(b) SDNP/24/01932/HOUS Coates Farmhouse, Coates Lane, Fittleworth, West Sussex, RH20 1ES Extension to existing outbuilding ancillary to the residential use, with alterations to fenestration.

Noted: FPC comment submitted 16/09. Application in progress. Determination Date 07/10.

6(c) SDNP/24/02392/HOUS Ashlyns, Limbourne Lane, Fittleworth, West Sussex, RH20 1HR Replace existing single storey side extension with two storey side extension, external & internal modifications including replacement fenestration. Installation of an ASHP on side (north) elevation.

Noted: Application withdrawn 02/10/24.

6(d) SDNP/24/02642/LIS The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL Installation of replacement signs to include. 1 no. non illuminated fascia sign, 1 no. non illuminated projecting sign and 3 no. single sided signs non illuminated.

Noted: Application approved 24/10/24.

6(e) SDNP/24/02820/CND The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL 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. (Variation of condition 12 and 18 of permission SDNP/23/02029/LIS - replace tiles on barn and stable with handmade tiles).

Noted: Application refused 15/10/24.

6(f) SDNP/24/02821/CND The Swan Inn Lower Street Fittleworth Pulborough West Sussex RH20 1EL 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. (Variation of condition 13 of permission SDNP/23/02028/FUL - replace tiles on barn and stable with handmade tiles).

Noted: Application refused 15/10/24.

6(g) SDNP/24/02916/LIS The Swan Inn, Lower Street, Fittleworth, West Sussex, RH20 1EL Replacement of part of the existing timber dining room floor with a solid floor.

Noted: Application approved 02/10/24.

6(h) SDNP/24/02296/LIS Tripp Hill Farmhouse, Tripp Hill, Fittleworth, West Sussex, RH20 1ER Replacement of 9 no. windows on front (south) elevation.

Noted: Application in Progress. Decision pending. Agreed Extension of Time 18/10/24.

6(i) 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: FPC objection submitted 27/02/24. No apparent progress on this application since July.

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

Noted: Application approved 04/10/24

6(k) 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: Application refused 29/10/24

7. Pre-applications

None

8. Appeals

None

9. Enforcement proceedings

9(a) SDNP/14/02892/FUL Former Coal Yard, School Close (Birch Court) Breach of Condition Notice issued by CDC. CDC have since confirmed that they await a court date for the action against Sigma Homes.

9(b) The Old Forge, Fittleworth. CDC Enforcement Officer advised 30/09 that tree application received but invalid, pending additional information. No evidence of tree application having been registered as valid on SDNPA planning portal 08/11. Once works approved and completed, access will be removed and land reinstated. FPC tree warden to be asked to review tree application when received and to also consider potential for trees to be protected under new TPO.

10. Consultations and applications

11(a) West Sussex Highway Network Management Plan – no comment as strategic.

11(b) Southbourne Allocation Development Plan – no comment as not close to Parish boundary.

11. Highways and Traffic Update

Meeting took place 08/10 with WSCC to discuss CHS on the Fleet. Discussions continue to take place between WSCC, SDNPA and FPC on final form of proposed works. FPC will take lead from SDNPA to ensure optimum scheme is being delivered, balancing safety for all road users (including pedestrians and cyclists), with being aesthetically proportionate for our South Downs village location.

12. Date of Next Meeting

Thursday 5th December 2024 at 7pm. Bradley Williams Room, Fittleworth Village Hall