

Fittleworth Parish Council

Meeting Minutes of the Parish Council Planning Sub-Committee

Held in the Bradley Williams Room, Village Hall, Fittleworth on Thursday 5th December 2024 at 7pm

Present

Lee Scott (LS)
Tony Broughton (TB)
Jane Claxton (JC)
Sally Tanner (ST)
Kevin Mackenzie (KM)

Members of the Public

AGENDA

1. Apologies for absence - None

2. The Minutes of the last meeting on Thursday 7th November 2024 were approved.

3. Public Questions – TB was informally approached by a member of the public, enquiring whether the FPC planning committee has been made aware of a planning application to redevelop the bungalow to the rear of “Manderley”, The Fleet, Fittleworth. TB confirmed that FPC were not aware of any application, but that as an adjacent neighbour, both he and FPC would receive notification of any future planning application made on the property from the SDNPA.

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

5. New Planning Applications

5(a) SDNP/24/04046/TCA Devon House Lower Street Fittleworth West Sussex RH20 1EJ Notification of intention to width reduce the northern sector by 2m, western and southern sector by 3m on 1 no. unknown species tree.

Resolved: FPC Tree warden to visit the property and make recommendation to FPC clerk as to whether or not he could support the proposed works to the Horse Chestnut.

5(b) SDNP/24/03541/HOUS Wakestones, Wakestone Lane, Bedham, Wisborough Green, West Sussex, RH20 1JR Widening of existing single storey link corridor between vernacular cottage and extension, addition of rear timber and glass balcony and raised timber access deck at front entrance.

Resolved: “No objection in principle, although FPC would like the Historic Building Advisor to be satisfied that the balcony detailing was appropriate, given the character of the Grade II Listed modern extension”.

6. Ongoing application and permissions

6(a) SDNP/24/03926/TCA Mill House, Lower Street, Fittleworth, West Sussex, RH20 1EP Notification of intention to crown reduce by approx 1.5m (all round) and reduce southern sector branches away from garage roof by 0.5m on 1 no. Silver Pear tree (T1). Crown reduce by up to 2.5m (all round) and crown lift by up to 1.8m (above ground level) on 1 no. Magnolia

Noted: Application approved 20/11/24

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

Noted: FPC comment submitted 11/11/24. Application in progress. Determination Date 16/12/24

6(c) 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 07/10/24

6(d) 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 approved 08/11/24

6(e) 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: Application refused 11/11/24

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 confirmed 30/09/24 court date awaited, for 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 05/12. 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

10(a) Upham Village Design Statement (UVDS) Public Consultation – no comment, given Hampshire location.

10(b) Reg 26 Notice of Adoption of East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Revised Policies – no comment, given East Sussex location.

11. Highways and Traffic Update

Whilst both FPC and SDNPA are aligned in terms of removing the proposed central hatching and widening the pedestrian/cyclist buffers as part of the CHS, WSCC are not in agreement. SDNPA to be asked to write to WSCC to articulate reasons and request WSCC reconsideration. FPC will continue to 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

Tuesday 7th January 2025 at 7pm. Bradley Williams Room, Fittleworth Village Hall