

STORRINGTON & SULLINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning and Development Committee held remotely by the Zoom Virtual Platform on Thursday 11th March 2021, commencing at 7.00 p.m.

Present: Mrs. A. Worthington-Leese in the Chair, Mr. B. Dent, Mr. R. Eves, Mr. A. Head, Mr. R. Jerman and Mr. P. Oakham.

85. **Apologies for Absence.** There were no apologies for absence.

86. **To Receive Declarations of Interest from Members.** Mr. Head declared an interest in agenda item 8, (i): LI/20/0334/PREM – Application for Club Premises Certificate – Storrington Bowls Club.

87. **To Approve and Sign the Minutes of the Meeting held on the 11th February 2021.** It was noted that Minute No. 77 (e), third sentence the words “*SE Lighting*” should read “*SSE*”. With this amendment made, these minutes were duly **APPROVED** as being a correct record of the proceedings thereat and would be duly signed by the Chairman when possible.

Deputy Clerk’s Update.

88. (a) **Minute No. 72 (a): Woodland Trust – Tree Packs.** Unfortunately due to the cyber-attack and other mitigating circumstances the ordering of tree packs had been suspended and would open again in the Autumn. The Deputy Clerk had made a diary note to order a selection of hedge, copse, wild harvest and wildlife packs in the Autumn.
- (b) **Minute No. 72 (b) Responsibility for maintenance of Fryern Dell.** The Deputy Clerk had drafted a letter to the Director of Barratt Homes, attaching relevant maps, asking that he look into who exactly owns the land and make contact in order that we could discuss the future maintenance of the area known as Coppice Park. This had been approved by all Members and subsequently sent on 10th March.
- (c) **Minute No. 73: To Review and Make Comment on the SDNPA Camping and Glamping Technical Advice Note (TAN) Consultation.** Members’ comments had been collated, circulated and subsequently sent to the SDNPA on 2nd March.
- (d) **Minute No. 74: To Collate and Agree Members’ Comments regarding Rampion 2 Wind Farm Proposals, following presentation.** All comments had been collated and sent to Rampion 2. The requested maps had been received and circulated to all Councillors along with a link to a website showing the locations of the wind farms within the UK and their activity. The Deputy Clerk had been told to expect responses to all comments/questions around April/May time, prior to the formal consultation. It should be noted that once the formal consultation is received, this will be sent to all Members for comment; comments will then be collated and the Planning Committee will compose a draft response for Full Council to approve/amend accordingly.
- (e) **Minute No. 75: Diseased Ash Trees at the Glade.** The Deputy Clerk read out an e-mail from Sussex Tree Surgery regarding the need for the ground to dry out prior to any works being undertaken, as they would not want to damage the green area with their machinery. The same applied to the Hormare Field.

- (f) **Minute No. 84. (a): Land North of Melton Drive.** As requested the Deputy Clerk had been in touch with HDC's Arboriculturalist and it was confirmed that the line of trees along Melton Drive were indeed TPO'd and a copy of the TPO had been sent to the Deputy Clerk for her records. It was confirmed to the Deputy Clerk that the main field and entrance were still owned by Wates Developers.

89. Public Participation – Members of the Public may comment on items on the agenda.

As no members of the public were in attendance, no matters were raised.

90. Planning Applications awaiting Comment – Appendix I.

- (a) **DC/21/0165: Warren Lodge, Heather Way.** This was an application for surgery to a copper beech tree. Mrs. Worthington-Leese read out Members' comments. Mr. Jerman had undertaken a site visit and reported that the approved reduction in 2011 had not been carried out and the tree was now huge and was in need of attention and maintenance, as such he had no objections to the proposed works. Members concurred and it was **UNANIMOUSLY AGREED:**

*That a comment of **NO OBJECTION** be sent to HDC, providing the works are undertaken by a Qualified Tree Surgeon.*

- (b) **DC/21/0316: Chantry Lodge, Chantry Lane.** This application was for a replacement detached garage. Mrs. Worthington-Leese read out Members' comments. Concern had been expressed about the large building, with the new front elevation close to the boundary being intrusive, however upon visiting the site, it was noted that the building was opposite a thick tall lleylandii and well below the neighbouring property. As such, it was **UNANIMOUSLY AGREED:**

*That a comment of **NO OBJECTION** be sent to HDC, providing the materials matched existing.*

- (c) **DC/21/0345: Hollybank, Fryern Road.** This application was for the erection of a garage and workshop building to the front of the property. As this application had only been received yesterday, Members had not had a chance to look at the plans. The Deputy Clerk was asked to resend the information and Mrs. Worthington-Leese suggested that commenting on this application be deferred until such time as Members had examined the plans and sent their comments to the Deputy Clerk for collation. Once this had been completed, Members would need to approve said comments, prior to them being forwarded to HDC.

- (d) **DC/21/0356: 2, The Gables, Nightingale Lane.** This application was for surgery to 2 oaks. Mr. Jerman had undertaken a site visit and it was noted that the applicant now had an agent for the proposed works. The proposal was to reduce the crowns of the trees by approximately 30%. Discussions ensued and it was felt that 30% should be the maximum reduction. As such, it was **UNANIMOUSLY AGREED:**

*That a comment of **NO OBJECTION** be sent to HDC, stating that the reduction of the crowns should be of no more than 30% and providing the works were undertaken by a Qualified Tree Surgeon.*

91. **Planning Application Decisions – Appendix II.** These were duly **NOTED.**
92. **Planning Applications, Comment Summary – since the meeting of 11th February– Appendix III.** These were duly **NOTED.**
93. **Appeals Lodged.**
- (a) **DC/20/0907: Land to the West of Northlands Lane, Fryern Road.** Mrs Worthington-Leese informed Members that an Appeal had been lodged on 7th February against HDC’s refusal to grant planning consent for the retrospective application for the creation of an access and track.
 - (b) **DC/20/1710: Priory Fields, Monastery Lane.** Mrs Worthington-Leese informed Members that this Appeal would be dealt with by way of a written representation and that any further comments, other than those previously sent, should be submitted before 5th April 2021. The Deputy Clerk was asked to forward all the relevant information regarding this application to Members.
 - (c) **DC/20/2250: Land West of Matts Meadow Wood, Off Cemetery Lane, Monastery Lane.** Mrs Worthington-Leese informed Members that an Appeal had been lodged on 8th February against HDC’s refusal to grant planning consent for the retrospective application for the erection of a barn for storage of agricultural equipment and shelter by volunteers
 - (d) **DC/20/2377: Furzedown Field, Kithurst Lane.** Mrs Worthington-Leese informed Members that an Appeal had been lodged on 9th March, against HDC’s decision to refuse planning consent for the prior notification for the re-surfacing of an existing track for delivery of trees and associated goods to create new woodland. This Appeal would be dealt with by way of a written representation and any further comments, other than those previously sent, should be submitted before 6th April 2021. The Deputy Clerk was asked to forward all the relevant information regarding this application to Members.
94. **Enforcement Matters.**
- (a) **DC/19/1638: South of Kithurst Lane. Case No. EN/20/0384.** The Planning Compliance Team Leader had notified the office on 10th March that the delegated authority to serve an enforcement notice was being prepared, and they hoped to be in a position to instruct the Council’s Legal Department to draft an enforcement notice next week.
 - (b) **EN/21/0021: Land West of Matts Wood, Off Cemetery Lane, Monastery Lane.** An Appeal had been lodged with the Planning Inspector and as such no enforcement action would be undertaken, pending the outcome of the Inspectorate’s decision.
 - (c) **EN/21/0022: The Glebe Surgery, Monastery Lane.** The Planning Compliance Team Leader had notified the office on 10th March that the Glebe Surgery had been provided with evidence of the drainage problems and had instructed a technical engineer to investigate the matter. Once Enforcement have received the findings they would be in a position to know what action would be required.
 - (d) **DC/20/2519: 29, School Hill.** It was reported that the applicant was in the process of rebuilding the chimney and replacing the roof. It was the intention to reinstate the chimney and original roof (which is stored onsite) as part of this application. As such this case is

now closed. Mrs. Worthington-Leese informed Members that this application was to be discussed at HDC Planning Committee on 16th March and was recommended for approval.

- (e) **EN/21/0036: 3, 5 and 9 The Glebe.** The Planning Compliance Team Leader had notified the office on 10th March that each of the households had been written to, reminding them of the purpose of the buffer zone. The owners had acknowledged the letters and the presence of the buffer. The matter would be monitored and the file had now been closed.
- (f) **EN/21/0037: Land to the West of Northlands Lane, Fryern Road.** An Appeal had been lodged with the Planning Inspector and subsequently validated. It was confirmed on 10th March that an enforcement notice was being issued and would be served on Friday.
- (g) **EN/21/0044: Land North of Downsview Avenue.** The Planning Compliance Team Leader had notified the office on 10th March that a site visit had been undertaken and Croudace had been invited to submit an application for the advert.
- (h) **EN/21/0060: 20, Browns Lane.** The Planning Compliance Team Leader had notified the office on 10th March that a site visit had been undertaken during which it was found that the work was being carried out in accordance with the Plans. The Land Registry plan showed that the land ownership extended further than the boundary fence and the proposed building line was within this curtilage and in accordance with the approved plans. In relation to the issues raised about the state of the public right of way, at the time of the visit it was clean and tidy and there were no concerns regarding any damage caused. Appropriate fencing had been erected to protect the public and there was minimal debris from the site. Plans were in place to re-turf the area once the build was completed.
- (i) **EN/21/0063: 6, Bramber Avenue.** The Planning Compliance Team Leader had notified the office on 10th March that a site visit had been undertaken and the landowner had been advised of the existence of a condition on the original planning permission for this development which dated from 1972, this prohibits the erection of a fence forward of the fence line. As such the owner had been asked to remove the fence and posts.

95. **Chairman's Announcements.**

- (a) **Update on Flooding Issues at The Glebe.** Mrs. Worthington-Leese reported that the developer had blatantly breached the signed S106 Open Space Condition, dated 8th September 2017 as per the extract below:

OPEN SPACE

The Owners hereby covenant and agree with the District Council:

- 1) To provide the Open Space and access to it in accordance with the details approved by the Local Planning Authority pursuant to the Landscaping Condition prior to Occupation of the 9th Dwelling.
- 2) Not to Occupy the 9th Dwelling prior to the earlier of the date of the issue of the Open Space Completion Notice and the date of the transfer of the Open Space to the District Council or its Nominee.

Also, despite being informed that works would be undertaken to install French style drains across the slope of the hill and that details of the Escrow account would be forthcoming, neither had happened. The Deputy Clerk was instructed to contact HDC's Legal Team regarding these matters.

- (b) **Update on Fryern Road Footpath.** Mrs Worthington-Leese reported that she and the Clerk had an on-site meeting with Mike Thomas of Highways last week. He was well aware of Mrs. Worthington-Leese's concerns regarding the surface; however the footpath would not be removed. She asked if a less suburban looking surface could be used instead and Mr Thomas had said that this may be possible at a cost and that he would forward her some photographs of the options available. To date these had not been received.
 - (c) **Update on HDC's 9th March Committee Meeting.** Mrs. Worthington-Leese thanked Mr. Head for speaking on behalf of the Parish Council at this meeting. It was reported that SDNP/20/05253/FUL: Greenacres Farm Washington Road application for the "demolition of existing residential dwelling and five outbuildings. Erection of a detached 3 bedroom dwelling and ancillary building providing undercover parking and studio/storeroom with associated landscaping" had been approved at Committee.
 - (d) **Soft Sand Review of Joint Minerals Local Plan – Planning Inspector's Report.** These details had been sent to Members with the relevant sections regarding Storrington & Sullington highlighted for ease of reference.
 - (e) **HDC's removal of rights of community to make statements at Council Meetings.** Having reviewed all the documentation on this matter and speaking with HDC's Leader, it was noted that this change only applied to Cabinet Meetings and would not affect our ability to speak on issues such as the Local Plan. Although the Local Plan would go to Cabinet, the Plan would be dealt with under Planning Conditions, which would mean we would have a now extended time of 5 minutes to speak should we so wish. As such it was felt that this alteration would not affect the Parish Council.
 - (f) **DC/20/2519: 29 School Hill.** Mrs. Worthington-Leese informed Members that this application was on HDC's Planning South Agenda for 16th March and that she would be representing the Committee to speak against this application. It was noted the application was recommended for approval.
96. **Documents for Councillors to Read.** There were no documents to read.
97. **Adjournment.**
- (a) Mr. Oakham mentioned the new surfacing at the Amberley Road roundabout and the new road markings.
 - (b) Mr. Eves mentioned that he had seen an article on Facebook regarding the Rampion Windfarm written by District Councillor James Wright and asked if he could respond on a personal basis, mentioning that he was a Parish Councillor. This request was approved. Mr. Jerman stated that Washington Parish Council should be looking to secure some easements from this development, should it go ahead.

There being no further business the meeting closed at 7.50pm.