

STORRINGTON & SULLINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning and Development Committee held remotely by the Zoom Virtual Platform on Thursday 8th April 2021, commencing at 7.00 p.m.

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

Also Present: Mr. D. Bentley.

Attendees: 3 Members of the Public.

98. Apologies for Absence. There were no apologies for absence.

99. To Receive Declarations of Interest from Members. Mr. Oakham declared an interest in agenda item 7 (a): DC/21/0420: The Granary, Hurston Place Farm, Hurston Lane.

100. To Approve and Sign the Minutes of the Meeting held on the 11th March 2021. 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.

- 101. (a) Minute No. 88 (b) Responsibility for maintenance of Fryern Dell.** A response had been received from Barratts, which stated that although they retained the freehold of the common areas including the pond, they had been leased for 125 years to Peverel OM Ltd (2061041) who are now part of FirstPort. Members had been copied in on this correspondence along with a copy of the signed lease and register entry. Due to the mixed views regarding the maintenance of this area, this matter would be dealt with at Full Council at a later date.
- (b) Minute No. 88 (e): Diseased Ash Trees at the Glade.** The Deputy Clerk reported that these works would be undertaken week commencing 19th April. The works to the Hormare Field and the removal of the dead Sorbus at Sullington Recreation Ground would also take place during this week.
- (c) Minute No. 90 (c): DC/21/0345: Hollybank, Fryern Road.** As requested the Deputy Clerk had collated comments, distributed them to Members for approval and sent the agreed comments to HDC on 31st March.
- (d) Minute No. 93. (b): Appeals - DC/20/1710: Priory Fields, Monastery Lane.** Relevant information had been forwarded to Members. The Chairman had written a draft letter to the Planning Inspectorate, listing the reasons why Members objected to this proposal; this was subsequently approved and sent to the Planning Inspectorate on 29th March.
- (e) Minute No. 93. (d): Appeals - DC/20/2377: Furzedown Field, Kithurst Lane.** Relevant information had been forwarded to Members. The Chairman had written a draft letter to the Planning Inspectorate, listing the reasons why Members objected to this proposal; this was subsequently approved and sent to the Planning Inspectorate on 30th March.

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

- (a) **Agenda Item 7(b): DISC/21/0076: Land at Robell Way.** Thanks were extended to the Committee for adding this item to the agenda. The resident expressed his concerns regarding the discharge of Condition 4. relating to landscaping and the fact that he felt the original proposal of a hedgerow was the correct one, as this would break up the urbanisation, would be better for wildlife preservation etc., that grassing would simply not be adequate and as such registered his objections to the proposal. Members concurred and as requested by HDC's Case Officer had already sent their objections to HDC prior to the meeting.
- (b) **Agenda Item 6: Little Coppice.** Whilst the applicants were logged into the meeting they could neither be seen or heard due to a technical fault their end. It was suggested that they tried logging out and then signing back in again.

- 103. DC/20/2488: Little Coppice. Appeal from Applicant to remove request for application to go to HDC Planning Committee Meeting.** Mrs. Worthington-Leese apologised for the clerical error under Agenda Item 6. And stated that the application number should read **DC/20/2488** and not DC/20/2466 as typed. Members had been forwarded an e-mail received from the applicant on 23rd March and an addendum to the Design & Access Statement on 8th April. It was noted that there had been four letters of objection and one of support from local residents. Mrs. Worthington-Leese read out Members' comments regarding this application and request. It was stated that this design went against both the Parish Design Statement and the Neighbourhood Plan which encourage traditional buildings that are in keeping within the area, and was totally out of context with its surroundings. The applicants were able to converse via the chat room. Mr. Eeva said that the Committee just make recommendations to HDC and that if we retracted our request to go to HDC Committee, it would look like we were approving it. After discussion, Mrs. Worthington-Leese asked Members if anyone wished to withdraw the request that this application be heard at HDC's Planning Committee Meeting. It was **UNANIMOUSLY AGREED** that our request for this application to go to Committee should not be withdrawn and as such the applicants' Appeal was refused. The applicants were reminded that they would be able to attend the Committee Meeting and speak in support of their proposal, which was on HDC's 27th April draft agenda.

104. Planning Applications awaiting Comment – Appendix I.

- (a) **DC/21/0420: The Granary, Hurston Place Farm.** This application was for the change of use of a redundant stable building to a single unit of tourist accommodation. Mr. Oakham took no part in the conversation. Members had viewed all the relevant paperwork prior to the meeting and Mrs. Worthington-Leese read out Members' comments. Concerns were expressed regarding the previous application to turn the barn into stables and now, having been refused residential conversion, these stables were now "redundant". That said, they were only able to judge the application submitted and although it appeared an odd set-up due to being in a business area, they could see no planning grounds to object. It was thought that as a holiday let, it would only be available for occupation for 11 months of the year and that the accommodation should be tied to the main house. After discussion, it was **AGREED:**

*That a comment of **NO OBJECTION** be sent to HDC, requesting that a Condition be applied tying the accommodation to the main building and for clarification of holiday let rules.*

- (b) **DC/21/0483: Sandgate House, Water Lane.** This application was for the erection of single-storey rear extension to include a wheelchair accessible bedroom and wet room and had only been received on Tuesday 6th April. That said Members had viewed the documentation and Mrs. Worthington-Leese read out their comments. After discussion it was **UNANIMOUSLY AGREED:**

*That a comment of **NO OBJECTION** be sent to HDC in around 8-10 days in order that the Deputy Clerk could check HDC's website to see if any objections from neighbouring properties had been submitted.*

At this point the applicants for DC/20/2488: Little Coppice joined the meeting and could be heard and the Chairman invited them to speak. The applicants stated that they understood what had been said and appreciated Members' comments; however they had made a number of changes to the wall and roof as per guidance from HDC Planning and the architect had lowered the building into the ground by 18", all undertaken to alleviate concerns. They were also extremely sympathetic to our comments regarding the design, however mentioned the numerous contemporary buildings in the area and that some of these houses were contemporary themselves at the time of build. The plot was also entirely surrounded by trees and could barely be seen from the lane. Mrs. Worthington-Leese responded by saying that whilst there is screening at the moment, this may not always be the case and that in recent Inspectors' reports it had been mentioned that screening could not be seen as permanent. Whilst taking on all of the applicants' comments, Members agreed that the previous decision remained. Mrs. Worthington-Leese was keen to stress that the comments were not personal, merely based on planning grounds only. Whilst Members had no objections to replacing the property, the modern design was not in keeping and they would prefer more of a traditional design.

The meeting resumed as per the agenda.

- (c) **DISC/21/0076: Land at Robell Way (Paula Rosa).** This application was for the discharge of Condition 4. under DC/15/2788 and this matter had been brought to our attention by a local resident. Whilst it was not usual for the Parish Council to be consulted about discharge of Conditions, Members felt strongly that the Condition as regards landscaping should not be discharged. As such, Members had been sent all the relevant information regarding the change from hedgerow to grassed seeded area and had made comments accordingly. These comments had been collated, agreed and sent to Horsham District Council on 1st April. Mrs. Worthington-Leese read out the following comments, as sent to HDC: *STRONG OBJECTION. Members feel that the hedgerow should be planted as per the planning conditions, a strip of grass is unacceptable and will just become a path at the bottom of people's gardens, with no screening whatsoever. A hedgerow is also preferred due to the fact it provides a good habitat for wildlife and the green barrier will break-up the large area of housing. Conditions are put in place for a reason and should be enforced.* After a short discussion, these comments were **DULY RATIFIED.**

105. Planning Application Decisions – Appendix II. These were duly NOTED.

106. Planning Applications, Comment Summary – since the meeting of 11th March– Appendix III. These were duly NOTED.

107. Appeals Lodged.

- (a) **DC/20/0455: The Copper Cabin and Geodesic Dome, Land to the East of Fryern Road.** Appeal lodged on 23rd March against HDC's refusal to grant planning consent for the retrospective application for the change of use of land for the siting of a copper cabin and ancillary geodesic dome for the use as short-term holiday accommodation. With associated access, car parking and landscaping. No Appeal date had been announced as yet.
- (b) **DC/20/2019: Barnwood Stables, Hurston Lane.** Appeal lodged on 16th March against HDC's refusal to grant planning consent for the demolition of existing stable block and provision of a replacement residential lodge (Class 3C3), together with associated parking and amenity space. Again no Appeal date had been announced as yet.

108. Appeal Decisions.

- (a) **SDNP/18/05914/FUL: West Sussex Golf Club, Golf Club Lane, Wiggonholt.** HDC's refusal to consent the change of use of land for an extension to existing golf course for 6 hole practice short course. The Planning Inspector dismissed the Appeal on 18th March.

109. Enforcement Matters.

- (a) **DC/19/1638: South of Kithurst Lane. Case No. EN/20/0384.** It had been reported to the Office that this file had been closed when application reference DC/20/2250 was submitted, which was subsequently refused and is now subject to an Appeal. There is also a Judicial Review pending against the decision of the Planning Inspector to dismiss the Appeal against the refusal of application DC/19/1638. Under EN/21/0021 – the Council's Legal Department had been instructed last week to draft a Breach of Condition enforcement notice concerning the departure from the plans approved as part of application reference DC/18/1695.
- (b) **EN/21/0022: The Glebe Surgery, Monastery Lane.** The Planning Compliance Team Leader had notified the office that Jennifer Baxter had chased a response from the technical support team who are acting on behalf of the surgery; however they have not yet responded. She would continue to chase; however it may well be that the delay is being caused by COVID restrictions with site visits etc.
- (c) **EN/21/0036: 3, 5 and 9 The Glebe.** The Deputy Clerk had informed HDC Compliance on 16th March that the "swing" and wooden bench were still in situ. An update had been received yesterday stating that a letter had been sent to the owner of number 9, as they appeared to be responsible for the items. As yet, no response had been received. Members stated that they thought it was number 5 and not number 9.
- (d) **EN/21/0037: Land to the West of Northlands Lane, Fryern Road.** It was reported that the Notice was served on 12th March; no Appeal had been received against the Enforcement Notice as yet. Deadline for said Appeal is 12th April 2021. It was noted that the Notice was pinned to the gate and Members requested that the Deputy Clerk check that this was just a procedural matter and that the Notice had indeed been received and read by the applicant.

- (e) **EN/21/0044: Land North of Downsview Avenue - Signage.** The Planning Compliance Team Leader had notified the office that whilst an application was submitted in February, it was still awaiting validation as the wrong fee had been paid. Currently HDC Planning have a backlog in the Validation Team so applications are taking longer to process.
- (f) **EN/21/0063: 6, Bramber Avenue.** The Planning Compliance Team Leader had notified the office that the owner had until 9th April to remove the fence and posts. Mr. Oakham reported that the fence and posts had been removed.
- (g) **EN/21/0112: Oldfield Stables, Fryern Road.** The Planning Compliance team had reported that the Case Officer had been on leave for two weeks, and as such the visit had not yet taken place.

110. **Chairman's Announcements.**

- (a) **Update on Flooding Issues at The Glebe – Open Space.** Mrs. Worthington-Leese reported that the Deputy Clerk had written to HDC Legal Team as requested under Minute No. 95 (a) and HDC had informed her that *“the occupation of the 9th dwelling in advance of us issuing completion certification is frustrating however our legal options are very limited given the work is due to be imminently carried out. The important matter is that the drainage work is finished so we can inspect and issue our agreement that the open space has been landscaped in accordance with the approved landscape plans. I anticipate this will be around the start of May. We cannot withhold an agreement on drainage grounds as the s106 does not provide for that consideration.”* Mrs. Worthington-Leese also reminded Members of the e-mail received from Adrian Smith of 22nd March which stated that Millwood Homes would not be reserving any sums by way of an Escrow account as they considered that the drainage work, once completed, would be more than sufficient to address the flooding problems. Mrs. Worthington-Leese had responded stating that the Parish Council would not be prepared to take on the land without an Escrow account or at the very least, until a period of time (at least one year and preferably longer) had passed after the works had been completed to ensure that there were no further drainage/flooding issues. The Leader of HDC had also intimated that it would not take over the land either until a long period had passed to show that the remedial action taken by Millwood had worked. The drainage works were due to start imminently and would take around 2-3 weeks to complete.
- (b) **Update on Fryern Road Footpath.** Mrs Worthington-Leese reported that this matter had been discussed at the March Full Council Meeting and that disappointingly, the response from WSCC had been that the cost of resurfacing the path was prohibitive and therefore nothing was to be done. It was suggested that the path be re-inspected in 18 months. As noted in the March Full Council Minutes this path had been installed as the result of an application from local residents and the CHS process had been followed. However, County Councillor. Marshall stated that in future the Parish Council's opinions would be given more weight and agreed to take the matter up with the Highways Steward to establish why the costs of resurfacing were estimated to be so high. This matter would now be dealt with by Full Council to avoid any further duplication.
- (c) **Angells Sandpit.** Mrs. Worthington-Leese confirmed that an e-mail had been received from an employer within the village regarding their concerns about the “significant concern” expressed by HDC's Environmental Health Officer with regards to asbestos fibres already identified on this site, as a result of the Ground Condition Assessment dated April 2020. Members reviewed these reports and it was unanimously agreed to add this

concern to their previously submitted comments, stating that a number of reservations had been raised by residents and a local employer, all of whom had expressed their serious concerns regarding the significant health and safety threat to the local community posed by airborne asbestos fibres from any proposed construction activities at this site. Our comment also stated that should HDC be minded to permit the application, Members requested that controls be put in place to ensure the safe removal and disposal of the asbestos/fibres by a knowledgeable and licensed contractor, who will remove all asbestos debris from the site swiftly and securely, disposing of it appropriately, thereby managing any potential risk. These additional comments were sent to HDC on 26th March.

- (d) **Postal Address Update.** Members had all be sent a copy of HDC's e-mail which stated that the postal address for the new glamping site on land adjacent to Tanglewood Cottage in Hurston Lane would now be known as **Little Rock Cottage, Camping & Glamping, Hurston Lane, Storrington, RH20 4HF.**
 - (e) **NALC On-line Event.** Mrs. Worthington-Leese mentioned the Event on Planning and Power taking place on 28th July and that should anyone wish to attend, they inform the Deputy Clerk accordingly. Members had been sent the content of the meeting earlier in the day.
 - (f) **Poly Tunnel, Hurston Farm.** Mrs. Worthington-Leese informed Members that HDC were looking into opening an enforcement case for this large structure which had appeared in a field.
111. **Documents for Councillors to Read.** There were no documents to read.
112. **Adjournment.**
- (a) **Next Planning Meeting.** Due to new Government guidelines regarding remote meetings, Mrs. Worthington-Leese asked Members should face to face meetings be possible, would anyone prefer not to attend in person, one Member raised their hand. It was agreed that whilst there was wi-fi in the Chanctonbury Room this matter needed investigating prior to any hybrid meetings being held. Due to the rule of six, we would also need to establish that members of the public could still be able to dial in to join any Parish Council Meetings. As such it was agreed that the Clerk, Deputy Clerk and Chairman should have a remote meeting with James, our IT consultant, to discuss the possibility of and effective ways that hybrid meetings can be held. Mrs. Worthington-Leese also suggested that to adhere to social distancing rules, any meetings should take place in the main hall, this however would depend on hirers. It was also felt that if we brought our Planning meeting forward by a week, there may well be the need to hold a second one, which was a concern.

There being no further business the meeting closed at 8pm.