

STORRINGTON & SULLINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Main Hall, Sullington Parish Hall, Thakeham Road, Storrington on Wednesday 16th June 2021, commencing at 6.30 p.m.

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

1. **Election of Chairman.** Mr. Jerman proposed Mrs. Worthington-Leese, Seconded Mr. Head and **UNANIMOUSLY AGREED.**
2. **Election of Vice Chairman.** Mrs. Worthington-Leese proposed Mr. Head, Seconded Mr. Evea and **UNANIMOUSLY AGREED.**
3. **Apologies for Absence.** Apologies for absence had been received from Mr. B. Dent (prior engagement). The reason for absence was duly approved.
4. **To Receive Declarations of Interest from Members.** Mr. Jerman declared an interest in agenda item 7(a) DC/21/1317: 9, The Glebe.
5. **To Approve and Sign the Minutes of the Meeting held on the 8th April 2021.** These minutes were duly **APPROVED** as being a correct record of the proceedings thereat and were duly signed by the Chairman.

Deputy Clerk's Update.

6. (a) **Minute No. 107 (a): DC/20/0455: The Copper Cabin and Geodesic Dome, Land to the East of Fryern Road.** To date the Planning Inspectorate had not validated the Appeal information and as such no further details had been distributed. The Deputy Clerk would continue to check the Planning Inspectorate's website for updates.
- (b) **Minute No. 107 (b): DC/20/2019: Barnwood Stables, Hurston Lane.** As per above, the Appeal had not yet been validated by the Planning Inspectorate.
- (c) **Tree Matters.**

Remaining Tree Works at Storrington Memorial Pond. The Deputy Clerk informed Members that the removal of the Pine stem would take place on Thursday 15th July.

Tree Planting Schedule. This was nearly complete. The Deputy Clerk confirmed that Sussex Tree Surgery would have 100 whips of varying species to donate towards the Parish Council's commitment to replant at least two trees for every one felled. These would be planted in the Autumn. This would be in addition to the tree packs that the Deputy Clerk would be ordering from the Woodland Trust when their ordering system opens in the Autumn. The Deputy Clerk will need to provide Sussex Tree Surgery with maps showing the locations where members would like tree planting to take place – these would include those previously mentioned i.e. the Hormare Field, Storrington Recreation Ground and the layby in West Street. The Deputy Clerk asked if Members had any other locations in mind and suggested that The Glade may benefit from a few extra trees, owing to the felling of the diseased ash trees – this was agreed, along with an area of the Library Car Park where a tree had recently been removed.

Oak to the front of the Parish Hall. The Deputy Clerk reminded Members that this oak tree was due for the three year tomography decay inspection as suggested by Andrew Gale in June 2018 and that she would be contacting Andrew to arrange for this to be undertaken asap.

7. **Public Participation – Members of the Public may comment on items on the agenda.** There were no Members of the Public present.

8. **Planning Applications awaiting Comment – Appendix I.**

- (a) **DC/21/0749: Land North of Downsview Avenue.** This was a reserved matters application for the erection of up to 62 residential units and the creation of a new vehicle access following approval of outline application DC/19/2015 relating to appearance, landscaping, layout, scale and associated works. Whilst members did not object in principle to the development as it is in the Neighbourhood Plan (added by the Examiner), they do have a number of concerns, including the issue of the footpath being upgraded to a bridleway – Members strongly object to this proposal and would like the footpath to remain exactly as that. Members had viewed the plans prior to the meeting and Mrs. Worthington-Leese read out their comments: the close-boarded fencing, totally goes against the Parish Design Statement which states under point 7.2 - Principles and Guidelines "Retention of hedgerows/trees wherever possible to encourage wildlife and for visual effect." and "Fences should be avoided wherever possible, preference being given to hedges in order to retain the rural feel and encourage wildlife." Object to all 1.2 and 1.8m brick walls, any screening should be vegetation and shrubbery both to encourage wildlife and to soften the appearance of the development to the surrounding area. Natural screenings should be used instead of walls and fences. There are no one-bed dwellings for private purchase. We do not need five bed houses. Lack of provision for charging electric vehicles that are forced to park "on street." There should be an on street electric vehicle charging facility somewhere within the development. Are we able to ask that provision for ground source heat pumps and underfloor heating be offered? Affordable Homes: HDC officers have commented on rental being restricted to the flats. They would prefer a mix to reflect demand but are not going to require it. Members feel that the provision should reflect the future need, not yesterday's guidance. Why are the three homes to the right of the entrance affordable? It is stated that external appearances will be no different to market homes, so is location to be a marker? Design & Access: p15 para 10, all parking will be off street – how will this be enforced and is the road network operable with the inevitable parked vehicles.? Note that parking is 140 spaces for 67 homes; given the mix is this enough? Sustainability: a bit worrying that the homes have been designed without enough space for the hot water tank associated with solar energy. The plan for the maintenance of the trees, shrubs etc. is mentioned but there is no firm plan, plus the tree maintenance appears to run to year 5 only. Enclosure: good to see the hedges in the plan; object to the two long runs of wall. No doubt security is an issue at first occupation but longer term greener, softer barriers should be in place. Similarly with the close boarded fence on the South boundary - presuming there is a buffer zone too. The low brick wall separating parking from the flats – needs to be a feature and not end up an eyesore or litter trap. Surface materials: who will be maintaining? The flats look a bit institutional and smaller semis look like a child's drawing. It was also noted that a number of residents had objected to the proposals.

Members had also been sent a copy of a letter from Place Services informing HDC that the archaeological evaluation had identified a Roman settlement site occupying a large part of the development area, and that an archaeological excavation was due to start on the site

in August. Discussions ensued and Members agreed that the application was very vague on green credentials, welcomed the archaeological survey and fully supported the Housing Officer's Report regarding affordable housing and the unit mix. As such it was **UNANIMOUSLY AGREED:**

*That a comment of **STRONG OBJECTION** be sent to HDC listing all of the above reasons.*

- (b) **DC/21/1317: 9, The Glebe.** This application was to fell 3 x Cupressus and 3 x Sycamores (Works to Trees in a Conservation Area). Objections had been received from a neighbour who disputed the ownership of the Cupressus trees and their surprise that 9, The Glade house sale had not been registered with Land Registry and as such the boundary was unclear. Whilst the applicant had stated that he intended to replace the cypress hedging, it would be with low-level screening which would not be sufficient to return their privacy. They also stated that the removal of the other trees (the self-seeded Sycamores) would be a shame as they form part of the established tree screening within the Landscape Buffer. Members noted that the Landscape Buffer had not been fully-implemented as per the planning conditions and that HDC's Chief Executive had requested Millwood return to complete the wildflower seeding to the boundary areas. Members viewed all the plans and Mrs. Worthington-Leese read out their comments. Upon inspecting the site, it was noted that only the lower branches of the Cupressus had been removed prior to submission of this application. HDC's Arboriculturalist had been out to visit the site and considered the Cupressus to be of poor condition. Should the application be approved, it was noted that the applicant wished to replant a hornbeam or mixed native hedge. Mrs. Worthington-Leese felt this would be acceptable and in time would provide better screening for No. 9 and Lady Place and would also be better for wildlife. Members expressed their concern regarding the boundary dispute and after discussion, it was **UNANIMOUSLY AGREED:**

*That a comment of **NO OBJECTION** be sent to HDC, on the proviso that the issue regarding the boundary/ownership is resolved prior to any works being undertaken.*

Whilst discussing The Glebe site as a whole, as the Parish Council had declined to take over the land until the drainage measures taken were proven to have worked, Members requested that the Deputy Clerk enquire as to who was now responsible for the land and therefore the tree maintenance.

9. **Planning Application Decisions – Appendix II.** These were duly **NOTED.**
10. **Planning Applications, Comment Summary – since the meeting of 8th April – Appendix III.** These were duly **NOTED.**
11. **Appeals Lodged.**
- (a) **DC/20/0600: Fryern Park Farm, Fryern Park.** Appeal lodged on 17th May against HDC's refusal to planning consent for change of use to provide 2 traveller pitches including ancillary accommodation and car parking. Mrs. Worthington-Leese confirmed that comments had been circulated, agreed and subsequently forwarded to the Planning Inspectorate on 28th May.

- (b) **DC/20/2250: Land West of Matts Wood, Monastery Lane.** Appeal lodged on 29th April against HDC's refusal to permit the retrospective application for the erection of a barn for the storage of agricultural equipment and shelter by volunteers. Mrs. Worthington-Leese confirmed that comments had been circulated, agreed and subsequently forwarded to the Planning Inspectorate on 28th May.

12. **Chairman's Announcements.**

- (a) **DC/20/2488: Little Coppice, Sandgate Lane.** Mrs. Worthington-Leese reported that this application was due to go to the HDC's Planning Committee on 22nd June commencing at 2.30pm and that it was recommended for approval. Members had previously been asked to attend this meeting in order that they could express the Committee's concerns. Mr. Oakham would attend this meeting.
- (b) **Rampion 2 Statement of Community Consultation.** Members had been forwarded a copy of this consultation on 9th June. It was noted that there would now be a nine week period of public consultation from 14th July until 16 September. It was also noted that the document circulated by the Deputy Clerk recently, stating that Adur and Worthing Councils would be the first local authorities in the UK to lease at least 300km of seabed off the Sussex coast (to protect against trawling) from the Queen's scupper Rampion 2's plans. This project would allow essential habitats, such as kelp forests to regenerate, helping climate change by removing carbon dioxide from the atmosphere, reducing coastal erosion and of course providing a haven for wildlife. Members would be required to formulate a response to put to Full Council for consideration and Mr. Eves kindly agreed to prepare a draft document.
- (c) **Letter from HDC's Head of Development and Building Control.** Mrs. Worthington-Leese mentioned the e-mail received yesterday regarding the significant delays HDC were experiencing in the registration and validation of planning applications. It was assumed that this was in response to the Deputy Clerk's queries as to why we had not been informed of some applications prior to the comment date lapsing. Members had been copied into this e-mail and all agreed that such long delays were not acceptable and as such a response expressing Members' concerns and frustrations regarding the delays should be sent, with copies being sent to Glenn Chip and Barbara Childs at HDC. This delay, coupled with the lack of an updated Local Plan, was putting parishes at risk of a) speculative development and b) applications going through 'by default'.
- (d) **Development Proposals at Heath Common, Rock Road.** A copy of an e-mail received this afternoon from Latimer Developments (the development arm of Clarion Housing Group) had been forwarded to Members. This included the dates for two webinars to hear more about the proposals; unfortunately the first clashed with our Full Council Meeting. Mr. Oakham said that he would log into the 1st July webinar and the Deputy Clerk would arrange this.

13. **Documents for Councillors to Read.** There were no documents to read.

There being no further business the meeting closed at 7.15pm.