

STORRINGTON & SULLINGTON PARISH COUNCIL

The Parish Hall, Thakeham Road, Storrington, West Sussex, RH20 3PP

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Clerk: Ms Lauren Hansing

Minutes of the Meeting of the Planning and Development Committee held in The Parish Hall, Thakeham Road, Storrington on Wednesday 11th January 2024, commencing at 7.00 p.m.

PRESENT: Mr D. Bentley in the Chair, Mr P. Oakham, and Mr M. Cramer.

ALSO PRESENT: Ms L. Hansing and Mr J. Loney.

109. APOLOGIES FOR ABSENCE

There were no apologies for absence.

110. TO RECEIVE DECLARATIONS OF INTEREST FROM MEMBERS

No interests were declared.

111. TO APPROVE AND SIGN THE MINUTES OF THE MEETING HELD ON 14TH DECEMBER 2023

These minutes were duly **APPROVED** as being a correct record of the proceedings thereat and were signed by the Vice-Chairman, Cllr Bentley.

112. CLERK'S UPDATE

The Clerk informed the committee that comments could be submitted with regards to HDC's Local Plan between 19th January and 1st March. It was agreed that comments also be submitted to Andrew Griffith MP, and to District Councillors. A review of Storrington's inclusion in the HDC Local Plan will be included on February's Planning & Development Meeting Agenda.

113. PUBLIC PARTICIPATION – MEMBERS OF THE PUBLIC MAY COMMENT ON ITEMS ON THE AGENDA

Four Members of the Public were present. Comments were made with regards to DC/23/2144, the development at Angell Sand Pit. Due to the contentious nature of the application, it had been included again on the agenda to ensure that Members were satisfied with the comments previously submitted. Feedback from Members of the Public into the plan itself, and a detailed explanation of the history of the site, were considered extremely useful by the Committee. Committee Members appreciated the objections put forward.

Members of the Public also made comments on DC/23/2294 regarding LED light changes at Storrington Lawn Tennis Club. These comments were in support.

114. PLANNING APPLICATIONS AWAITING COMMENT – APPENDIX I

- a. **DC/23/2249** Variation of Condition 1 of previously approved application DC/23/1221 (Demolition of existing timber framed part of house and erection of replacement two-storey extension, including

installation of 4no PV solar panels to the roof) Reduction of width of the main opening to form 3 bays instead of 4 and 1 large single entrance door. Installation of No.4 rooflights to the rear elevation. Fordyce, Nightingale Lane, Storrington.

Having reviewed the application and not considering these variations to be detrimental, Members unanimously agreed:

*That a comment of **NO OBJECTION** be sent to HDC.*

- b. **DC/23/2261** Erection of a single storey rear extension to cricket pavilion to accommodate disability access, 2 additional changing rooms, spectator toilets, storage, and through access into leisure centre. Storrington Cricket Club, Pulborough Road, Storrington.

As owners of the site, it was agreed at the Full Council Meeting not to object to the Cricket Club's application. However, the Parish Council reserves the right to make comment as a Statutory Consultee during the Planning Process. Members do have ongoing concerns about some aspects of the plans submitted and request clarification of ownership rights.

With this caveat, Members unanimously agreed:

*That a comment of **NO OBJECTION** be sent to HDC.*

- c. **DC/23/2285** Installation of extraction unit and chimney/flue system (Retrospective). 5 High Street, Storrington.

Members are keen to support local businesses and welcome this new enterprise to the village. However, while they appreciate that this extraction unit and flue system does not impact the High Street, the height does have a detrimental effect on Brewers Yard, which lies within the conservation area. Members question whether an alternative could have been installed that did not encroach upon the setting as much.

Members submitted comments of neither Objection nor Support to HDC.

- d. **DC/23/2287** Erection of outbuilding in rear garden. Hookmare House, 3 Silver Birches, Storrington.

Having reviewed this application, Members unanimously **AGREED**:

*That a comment of **NO OBJECTION** be sent to HDC.*

- e. **DC/23/2297** Surgery x1 Common Oak. The Oaks, Kithurst Park, Storrington.

As this application is not considered to have a detrimental effect upon the tree, and should the Arboricultural Officer be minded to permit it, Members unanimously **AGREED**:

*That a comment of **NO OBJECTION** be sent to HDC.*

- f. **DC/23/2298** Erection of a single storey rear extension. Creation of a new front path and platform lift at the side to the property to create suitable access for a disabled occupant. 18 Meadowside, Storrington.

Upon studying this application, Members unanimously **AGREED**:

*That a comment of **NO OBJECTION** be sent to HDC.*

- g. **DC/23/2313** Erection of garage to front of dwelling. Thornside, Amberley Road, Storrington.

Members saw no reason to oppose this application, and unanimously **AGREED**:

*That a comment of **NO OBJECTION** be sent to HDC.*

- h. **DC/23/2288** Installation of a flat roof to replace existing garage and creation of porch overhang roof. Installation of window and infill masonry to front window. 11 Denshire Drive, Storrington.

After examining this application, Members unanimously **AGREED**:

*That a comment of **NO OBJECTION** be sent to HDC.*

- i. **DC/23/2294** Replacement of existing floodlight units, on courts 1 to 7 inclusive, with energy efficient LED floodlight units mounted on the existing lampposts. Storrington Lawn Tennis Club, Greyfriars Lane, Storrington.

Members support the transition to low energy floodlights and, with the understanding that this would not have a detrimental effect on biodiversity or nearby dwellings, unanimously **AGREED**:

*That a comment of **NO OBJECTION** be sent to HDC.*

- j. **SDNP/23/05014/HOUS** Erection of oak framed garage and boathouse with first floor home office and storage space. Greyfriars House, Greyfriars Lane, Storrington.

Members had several issues with this application. They noted resounding objections made by neighbouring residents on the HDC Planning Portal, of which they are entirely in support, and also the comments made by Cllr Bennet submitted to the Committee prior to the meeting, which included many of the following points:

The proposal is considered to be out of keeping with the surrounding properties, notably Greyfriars House. Due to land gradients the properties would sit below the level of the proposed building, which would be overbearing and out of scale, and would appear to be in contravention of the SDNP Policy SD31.

Submitted plans suggest a significant loss of trees were this application permitted, with the arboriculturist's report drawing attention to the *undefined* loss of trees and suggesting that it would cause significant damage to the landscape.

The feasibility of a large workspace on the upper floor lit only by one large window and rooflights is questionable but, if additional windows were proposed, it would seriously impact the barnlike quality of the building. The rooflights themselves are contrary to SDNP dark skies policy.

Water neutrality issues have not been addressed. A building of this size would presumably be supplied by water and drainage services, however there is no indication on the plans of any such provision in the garage or boat house areas, nor is a WC shown in the workspace.

The loss of privacy that would be experienced by Orchard House constitutes a material consideration to object to this application.

It is unclear whether the owner of the land is still in support of the application, which Committee Members urge HDC to investigate.

After assessing this application, Members unanimously **AGREED**:

*That a comment of **STRONG OBJECTION** be sent to HDC.*

115. HOLDING COMMENTS AWAITING VERIFICATION – APPENDIX II

- a. **DC/23/2144** Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Approval of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19. Angell Sand Pit, Washington Road, Storrington.

With a clearer and deeper understanding of this application, Members **AGREED** to withdraw the previous No Objection that they had submitted to HDC and will instead submit a robust objection to this application. They were thankful to the information provided by Members of the Public, both at the meeting and contained within comments submitted to the HDC Planning Portal and the Clerk directly.

The risk of contamination at the site, questionable use of Heather Way in the Construction Management Plan, debatable submission of elevation alteration plans, and the question as to whether this application is flawed, as a Section 73 application may not be used to discharge conditions, are all points that the Committee would like to raise, in addition to this development being granted permission despite the area being designated as returning to much valued heathland. SSPC was always against this site being included in the Neighbourhood Pan, and continue to uphold this view. Members therefore unanimously **AGREED**:

*That a comment of **STRONG OBJECTION** be sent to HDC.*

- b. **DC/23/2235** Erection of single storey front extensions. Conversion of integral garage into habitable living space and re-cladding external facade. 2 Greenfield Way, Storrington.

Ratifying the holding comments, Members unanimously agreed:

*That a comment of **NO OBJECTION** be sent to HDC.*

Comments for the following application were mistakenly recorded due to an incorrect Final Consultation Date being recorded. This application is therefore absent from the agenda:

- c. **DC/23/2220** Erection of a two-storey detached dwelling including creation of new access. Oldfield Cottage, Fryern Road, Storrington.

Members upheld the previous objection they registered to the creation of an additional dwelling at this site. The site is in the Green Gap of the SSWNP and outside of the BUAB. With the continuing situation regarding water neutrality, the Committee does not consider a new build to address the issue sufficiently. Members unanimously agreed:

*That a comment of **STRONG OBJECTION** be sent to HDC.*

116. PLANNING APPLICATION DECISIONS – APPENDIX III

These were duly **NOTED**.

117. PLANNING APPLICATIONS, COMMENT SUMMARY – since last meeting, 9th November 2023 – APPENDIX IV

These were duly **NOTED**.

118. APPEALS LODGED

No appeals lodged.

119. APPEAL DECISIONS

No appeals decided.

120. ENFORCEMENT MATTERS

No enforcement matters to report.

121. SOUTH DOWNS NATIONAL PARK (SDNP)

No enforcement matters to report.

122. TREE MATTERS

Members will seek an advisor on local tree-related applications following the next Full Council Meeting.

The Clerk received approval to arrange a tree survey in the next few weeks to assess trees on Parish Council land following bad weather.

It was noted that surgery to the oak by the Hall had been rescheduled for February 28th latest.

123. CHAIRMAN'S ANNOUNCEMENTS AND ANY OTHER BUSINESS

No new announcements were made.

124. ADJOURNMENT - MEMBERS OF THE PUBLIC MAY RAISE AND COMMENT UPON ITEMS NOT ON THE AGENDA

No further comments were made.

125. DOCUMENTS FOR COUNCILLORS TO READ

Committee Members were advised to review the Regulation 19 HDC Local plan and new NPPF revisions. Consideration of the Local Plan would be an agenda item at the next meeting.

There being no further business the meeting closed at 8.15 pm.