

STORRINGTON & SULLINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in The Chanctonbury Room, The Parish Hall, Thakeham Road, Storrington, on Thursday, 11th March, 2010, commencing at 7.00 p.m.

Present: Mrs. A. Worthington-Leese in the Chair, Mr. R. Jerman, Mr. A. Mullard, Mr. D. Roper and Mrs. L. Wheatley.

In Attendance: Five Members of the Public.

141. **Apologies for Absence** were received from Mr. R. Dawe (prior engagement) and Mr. J. Macey (prior engagement). The reasons for absence were duly **ACCEPTED**.
142. **To Receive Declarations of Interest from Members**. Mrs. A. Worthington-Leese and Mrs. L. Wheatley both declared a personal interest in planning application number DC/10/0372. Mrs. G. King declared a personal interest in planning application number DC/10/0313.
143. **To Approve and Sign the Minutes of the Last Meeting held on the 11th February, 2010**. These minutes were duly **APPROVED** as being a correct record of the proceedings thereat and were duly signed by the Chairman.

Matters Arising:-

144. **Minute No. 130 : Village Design Statement – Update**. Mrs. Worthington-Leese reported that a further meeting had been held with Mr Patrick Griffin of H.D.C. on 16th February to discuss the final draft document. It was agreed that the next step would be for the Office to complete a Consultation Statement and submit this to him along with the final copy (incorporating H.D.C.'s logo) in order that he could then pass copies for comment to English Heritage, West Sussex County Council and other interested parties. Whilst the Consultation Statement had been completed, the office was still waiting on a small article to complete the Design Statement.
145. **Budget Review**. Mrs. Worthington-Leese announced that the budget balance had not changed since last month; however the office were currently waiting on two quotations for tree works. The Financial Budget Comparison to 11th March, 2010 had been distributed to all Members. The document was duly **NOTED**.
146. **Planning Applications Awaiting Comment – Appendix I**.
- (a) **DC/09/1839 – Unit 2, 6, Havant House, Mill Lane**. Members viewed this application electronically and members of the public expressed their opinions regarding this application. It was felt that more extractors would double the noise output as the proposed units would be erected at the front of the residents' properties, opening from 11am to midnight was not acceptable, noisy customers already congregated outside the Marakesh late at night and into the early hours, there would be more bins which would result in more smells and increased litter, which was already a huge problem. One resident mentioned that in the past the drains had been bunged up by fat run-off and that this problem could be exacerbated. Mrs. Worthington-Leese and Mrs. King, whilst understanding these points, stated that the Parish Council could only object on planning grounds. All agreed that the opening hours were too long and, if this application were approved, a condition should be added to ensure that the opening times were the same as the Marakesh.

Concerns were raised by other retail owners who had already had to open 6 days a week from 09.30 and introduce breakfasts as a way of keeping their business afloat. Whilst it was acknowledged that it was a retail area and that the unit had been empty for two years, it was **UNANIMOUSLY AGREED** to

***OBJECT** to this application, under Policy DC36 (Change of use within defined towns and village centres) point c. which stated that the proposal should not result in the loss of local amenity, particularly in terms of noise, litter, smell, and trading hours.*

- (b) **DC/09/2025 and DC/10/2028 – St Joseph’s Abbey, Land N.E/Adjacent to St Joseph’s Abbey, Church Street.** Mrs. Worthington-Leese announced to members that although amended plans had been received, further information was still required. A letter had been sent to Mr. Gary Peck at H.D.C. on 1st March which again stated that the Council felt unable to submit final comments until further details from the developers had been received (as requested in our letter of 2nd February). The letter also stated that the Parish Council objected to the loss of car parking spaces and preferred pitched cowls to flat cowls on the chimneys. At the request of members, Mrs. Worthington-Leese read out the letters.
- (c) **DC/10/0312 – Squirrels, Kithurst Park.** Members viewed this application electronically. An e-mail had been sent to the Case Officer at H.D.C. on 10th March requesting information on the previously refused applications (2) and whether the reasons for originally rejecting and refusing them had been addressed. No records were available on H.D.C.’s Public Access Website. At time of reporting, no response had been received.
- (d) **DC/10/0313 – 10, Mill Lane.** Members viewed this application electronically and members of the public expressed their extreme concerns regarding the proposed development. It was agreed that the proposals were far too high density for the plot size, that there would be a heavy impact on the environment, there was not enough parking which would lead to additional on-street parking (which was already a problem), there would be highway issues such as increased traffic, being on a treacherous bend and the exit sweep being too small. The proposals were completely overpowering, would dominate no. 8 Mill Lane and would completely change the street scene. It was **UNANIMOUSLY AGREED** to:

***STRONGLY OBJECT** to this application on the above grounds whilst also stating that the design was totally out of keeping with the surrounding properties, object to the loss of established hedges, over densification, too close to property no. 8. A traffic survey on site (i.e. not desk-top) would be required as would excavation works which could cause problems to the bank and properties behind the proposed development.*

- (e) **DC/10/0372 – Grove House, 4, Lime Chase.** Members viewed this application electronically. Mr. Will. Jones (H.D.C.’s Arboriculturalist) had been asked to view this site as it was felt that the Leylandii Cypress hedge had a Tree Preservation Order on it. It was therefore **AGREED** that an extension should be requested and no comment made until Mr. W. Jones had reported his site findings to the Parish Council. In the meantime Mr. Jerman would undertake a site visit.

147. **Planning Application Decisions – Appendix II.** These were duly **NOTED.**

148. Planning Applications, Comment Summary – since the meeting on the 11th February, 2010. These were duly **NOTED**.

149. Trees.

Mrs. Worthington-Leese announced that the Parish Office was currently waiting on two quotations for tree works which needed to be carried out on the grounds of Health and Safety. One for the removal of a branch of a pine tree that had fallen to the rear of Storrington pond and the other for the removal of a fallen tree to the side of the Scout Hut at the Parish Hall. It was expected that quotations would be received early next week (w/c 15th March).

150. Appeal Decisions.

DC/08/2359 – Angells Sand Pit, Washington Road. Erection of 4 detached dwellings, access and landscaping (approval of reserved matters). Members noted that this Appeal had been **GRANTED** by the Planning Inspectorate on 10th March 2010.

Appeal for Costs regarding Angell Sand Pit, Washington Road. Erection of 4 detached dwellings, access and landscaping (approval of reserved matters). Members noted that this Appeal had been **GRANTED** by the Planning Inspectorate on 10th March 2010.

151. Chairman's Announcements.

- (a) **DC/10/0239 – April Cottage, Hurston Lane. Single-storey rear orangery extension and alterations to pitched roof over kitchen.** Mrs. Worthington-Leese announced that this application would be going to the Development Control Committee on 16th March 2010.
- (b) **DC/10/0003 – Strome Park, Washington Road. Modifications to existing outline planning permission DC/07/2457.** Mrs. Worthington-Leese announced that this application would be going to the Development Control Committee on 16th March 2010.
- (c) **Laybrook Brickworks Quarry.** Mrs. Worthington-Leese announced that a letter had been received from W.S.C.C. announcing that the application had now been withdrawn.
- (d) **Sussex Heritage Trust Awards 2010.** Mrs. Worthington-Leese asked members to think of any worthy organisations they felt should be nominated and inform the office in order that an entry form could be completed.
- (e) **Chanctonbury C.L.C.** A Committee Meeting would be held on Wednesday 17th March at 7pm in the Coombe Court Room at the Steyning Centre. The topic for discussion would be Community Safety and Winter Weather Focus and W.S.C.C.'s response during the recent extreme weather conditions. Mr. F. Wilkinson would also be holding a "talk with us" session.

- (f) **Affordable Starter Homes in your Area.** A copy of this e-mail from Reach Homes had been distributed to all Members beforehand. It was agreed that there was a need for affordable, privately owned housing to encourage young people to stay in the village. Members should think of any areas available, inform the Parish Office and in the meantime the Office would look on Reach Homes website for further information. It was **UNANIMOUSLY AGREED** that the e-mail should be forwarded to local Estate Agents.
- (g) **W.S.C.C. Minerals and Waste Development Framework.** Mrs. Worthington-Leese announced that a letter had been received from W.S.C.C. thanking the Parish Council for their response to the recent Core Strategy Background Papers.
- (h) **Planning Portal.** Mrs. Worthington-Leese reported that the Clerk had attended a presentation on the Planning Portal on 6th March. It was noted that 45 parishes were currently using the software as it directly linked to their systems. It appeared that the software overcame most of the current issues/problems with H.D.C.'s e-planning system and Mr. Dawe had agreed to investigate why H.D.C. were not using it.

152. Documents for Councillors to Read.

- (a) **C.P.R.E. Sussex Review – Spring 2010 Edition.** Mr. Jerman took this away to read.

There being no further business the meeting closed at 8.20 pm.