



Minutes of the Online Environment & Planning Sub-Committee Meeting of Bury Parish Council (BPC) held on Monday 7th December 2020

Mike Simpson, Clerk to Bury Parish Council, Bury Village Hall, The Street, Bury, West Sussex, RH20 1PA
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1. Attendance and Apologies for Absence

There were none

2. Public Session (Members of the Public may speak for up to five minutes at the discretion of the Chair).

Mr Robert Brown spoke about application SDNP/20/04477/FUL and wished to address several negative comments about the application and believed there had been a misinterpretation that it was a 'stepping stone' to provide housing. Mr Brown clarified that he wished only to provide a private enclosure for walking dogs and had no interest in housing. He also stated that there was a need for such a service in Bury, even though it was a rural area, and it was appropriate diversification of agricultural land.

Mr Andrew Aldridge spoke about agenda item 7(c), the Hillside Nurseries pre-application discussion. He stated that the nursery had now closed permanently and the site had good access for his proposal to build office units. He added that residential housing had not been included as he was unsure it would get approval and that a large number of car parking spaces had been allocated as he believed it would be necessary.

3. To Receive Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation.

There were none

4. Minutes from meeting on 5th October

The minutes from the previous meeting on 5th October were circulated in advance of the meeting and it was **AGREED** they were a fair and accurate record

5. Planning Applications

SDNP/20/04477/FUL Land North of Sewage Treatment Works Houghton Lane Bury West Sussex
Proposal: Application for a change of use on agricultural land for the exercising of dogs and installation for perimeter fence.

Councillors voted to object to this application based on the following reasons:

1. There was no requirement for such a site in Bury and therefore would not be used by residents. Instead, it would attract people from outside the village and lead to a harmful increase in traffic and parking on a narrow road (Houghton Lane) and contravene Policy 12 (the small business economy) of the Bury Neighbourhood Plan.
2. The proposal would provide an area for walking/training anti-social dogs and therefore contravene Policy 14 (tranquillity) of the Bury Neighbourhood Plan as it would negatively impact the relative tranquillity of the parish.
3. There is no demand from residents for this site as there are several well used dog walking routes in and around the village such as Lord's Piece, which is only a short distance away. Therefore, the change in use and development on agricultural land would be unfounded and contravene Policy 12 of the Bury Neighbourhood Plan.

4. The development would seek to erect fencing, car parking, pathways and buildings, which would adversely affect the distinctive character and views of the surrounding landscape and contravene Policy 13 (Landscape and Views) of the Bury Neighbourhood Plan.

SDNP/20/04625/FUL Replacement of all existing windows to ground floor Flat 4 (front and rear) with new UPVC double glazed windows to match existing styles and opening sizes. Replace flat entrance door with new composite permadoor to match existing opening size.

Councillors **AGREED** to remain neutral on this application

SDNP/20/04742/TCA Notification of intention to remove 1no. branch on the south sector at 3m (above ground level) on 1no. Norway spruce tree (marked on plan as 1) and reduce width by up to 1.5m on the south-east sector on 1no. Gleditsia tree (marked on plan as 2).

Councillors **AGREED** to remain neutral on this application

SDNP/20/04089/HOUS Cokes Barn West Burton Road West Burton RH20 1HD Proposal: Alterations to the listed dwelling including new rooflight.

Councillors **AGREED** to object to this application as the additional roof light would adversely affect the rich built heritage and character of the building and its setting and contravene Policy 2 of the Bury Neighbourhood Plan. The Council had no other objections to the application but considered that the additional roof light failed to preserve the special architectural interest of the building.

SDNP/20/04090/LIS Cokes Barn West Burton Road West Burton RH20 1HD Proposal: Alterations to the listed dwelling including new rooflight.

Councillors **AGREED** to object to this application as the additional roof light would adversely affect the rich built heritage and character of the building and its setting and contravene Policy 2 of the Bury Neighbourhood Plan. The Council had no other objections to the application but considered that the additional roof light failed to preserve the special architectural interest of the building.

6. Other planning business to include appeals

- (a) Appeal **SDNPA/19/03032/FUL** Change of use of agricultural land to tourist use for the siting on 6 no. shepherds huts, camping and with a part conversion of an agricultural barn to provide ancillary facilities.

The Chair advised the Committee that the Council voted against this proposal at application stage and councillors **AGREED** to object to the appeal for two reasons:

Firstly, the proposal would contravene Policy 12 of the Bury Neighbourhood Plan (small business economy) as it would cause a harmful increase in traffic generated by development's 36 space allocated parking. This was estimated by the applicant to be 1000 cars per year with just 40% occupancy of the site. This increase would be concentrated during the spring and summer when local roads are busy with walkers and cyclists. There was little in the way of local facilities, therefore car use for shopping and entertainment would be high and all on narrow country lanes.

Secondly, it would contravene Policy 15 (Dark Night Skies) of the Bury Neighbourhood Plan as the South Downs National Park is a Dark Sky Reserve and Bignor is of particular importance as it is one of the darkest areas within the National Park. The artificial lighting required for the shepherds' huts, outdoor areas and campers' torches would be very detrimental and cause light pollution that would affect the enjoyment of the night sky across the wider area.

(b) Camping site at Sandy Meadow Farm, Bignor Park

The clerk advised the committee he had received correspondence from a concerned resident about the possibility of an illegal campsite at Sandy Meadow Farm. Councillors **AGREED** that a letter should be sent to SDNP raising concerns and ascertain what action had been taken thus far.

(c) Hillside Nurseries pre application discussion

Councillors discussed the plans presented by Mr Aldridge for business units at the defunct Hillside Nurseries site. Councillor Whyles suggested the Council should be wary of development on the A29 due to the resulting increase in traffic. He also questioned what the Council envisages for the site, whether it should be residential or light industry. Councillor Morrison questioned the approach to development on that side of the A29 and stated that it just as important as the village side so careful consideration must be taken. He also raised concerns about the impact on highways and character of the village from the new landscaping required to facilitate the new development and whether it would add anything to the village.

(d) Any other planning business

There were no other matters

7. Grounds maintenance

(a) Update on Pill Pond

The Chair advised the initial sealing works to plug holes in the bank at Pill Pond had not been entirely successful and that extra remedial work had taken place to stop the leaks. He also advised that some tree planting had taken place on the top of the banks.

(b) Grounds maintenance schedule

Councillors agreed that work to the new schedule was now complete and required no further discussion.

(c) River Arun maintenance works

The Environment Agency had sent information about the River Arun Maintenance Programme which outlined the various watercourses and ditches in the parish. However, the issue of the bank levels and flooding still needed to be addressed so it was **AGREED** that the Council should invite a representative of the EA to provide a presentation on the performance of drainage, river systems and flood prevention assets in the parish.

8. Date of next meeting

The Chair advised the date of the next meeting was 1st February 2020



Existing Aerial View



Proposed Sketch Layout
Option A



Proposed Sketch Layout
Option B

OPTION A					
TYPE	NAME	STOREY DESCRIPTION	TOTAL NO.	Sq.Ft	Total Sq.Ft
A	Type A	2 Home Office Dwelling (Office 190ft ²)	4	1192	4768
B	Type B	2 Home / Craft / Workshop Unit (Workshop 330ft ²)	3	1330	3990
D	Type D	1.5 B1 / B8 Use Class Units	9	1500	13500
TOTAL			16		22258
SITE AREA (HA) 0.61					
SITE AREA (A) 1.51					
NETT SITE AREA (HA) 0.61					
NETT SITE AREA (A) 1.51					
DENSITY 1 (SQ.FT/A) 14773					
DENSITY 2 (U/H.A) 26					

OPTION B					
TYPE	NAME	STOREY DESCRIPTION	TOTAL NO.	Sq.Ft	Total Sq.Ft
D	Type D	1.5 B1 / B8 Use Class Units	14	1500	21000
TOTAL			14		21000
SITE AREA (HA) 0.61					
SITE AREA (A) 1.51					
NETT SITE AREA (HA) 0.61					
NETT SITE AREA (A) 1.51					
DENSITY 1 (SQ.FT/A) 13938					
DENSITY 2 (U/H.A) 23					

PRELIMINARY ISSUE

Project:
BUSINESS UNITS AT BURY NURSERY SITE
BURY HILL, BURY
WEST SUSSEX

Drawing title:
SKETCH LAYOUT
EXISTING / PROPOSED COMPARISON
OPTIONS A & B

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