



Minutes of the Online Environment & Planning Sub-Committee Meeting of Bury Parish Council (BPC) held on Monday 1st February 2021

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 no apologies for absence.

In attendance: Councillors Chris Daykin (Chair), Paul Whyles, John Rudd, Graham Morrison and Richard Champness
Also in attendance: Mike Simpson (Clerk) and four members of the public

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

Kerry Simmons spoke about applications SDNP/20/05679/HOUS and SDNP/20/05680/LIS on behalf of the applicant. She stated that the Parish Council did not object to the initial application submitted in 2016 for a swimming pool in the south western part of the site and that the applicant had worked with SDNPA to revise the proposals, in which the pool was moved to the north of the site. The applicant also spoke and suggested the buildings needed to change over time and their previous work had the right balance with the historic core of the listed building. He said the location of the pool had been moved to the north of the site which was on lower ground and far enough from the listed building not to obscure the view and the landscaping would shield the view from the house. He added they wished to minimise environmental impact of the development by using a thermal pool cover, solar panels, a ground source heat pump and LED pool lights.

In response to questions, Mr Godfrey assured councillors that the existing barn lights surrounding the pool would be improved with a lower transmitting alternative to protect Bury's dark night skies. He also clarified that, during the pre-application advice from SDNP, the officer only stated that the initial south west location was not suitable and should be further away from the listed building. He also confirmed the outbuilding for demolition was not part of the existing listed curtilage and was recent compared to the house.

A resident from The Street spoke about the recent Ash dieback felling on the A29 and was concerned about the increase in noise that had resulted from the works. He asked if the Council would speak to West Sussex County Council to which the Chair responded that discussions were taking place.

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 7th December 2020

The minutes from the previous meeting on 7th December had been circulated previously which Councillors **AGREED** were a true and accurate record.

5. Planning Applications

SDNP/20/05761/HOUS: Horncroft Farm Tripp Hill Fittleworth RH20 1EX Proposal: The conversion of an existing woodshed into habitable accommodation, reinstatement of barn in historic location and new glazed links connecting the two structures to the main farmhouse.

SDNP/20/05762/LIS Horncroft Farm Tripp Hill Fittleworth RH20 1EX Proposal: The conversion of an existing woodshed into habitable accommodation, reinstatement of barn in historic location and new glazed links connecting the two structures to the main farmhouse.

After consideration, Councillors **AGREED** to object to these applications for the following reasons:

1. Both the proposal for the overall design and the manner in which the proposed materials will be used would harm the architectural composition of the listed building and therefore materially detract from its character and appearance. The proposal for the new barn falls between two stools in that it neither supports the picturesque arrangement of the existing buildings nor does it successfully contrast with them to clearly distinguish the new from the old. Specifically, the deliberate alignment of ridge heights works against the very informal composition of the group, the form of the new extension seems more like a garage than a barn, and the elevational composition of this new barn neither reflects its new neighbours nor does it have sufficient identity on its own to positively contribute to its setting. In addition, the plan layout seems uncomfortable in the way the large addition of the barn is added to the smaller existing woodshed extension and the plan relies on 'critical like' architectural links that give little confidence that the listed building would escape architectural harm.

2. The size of the 'reinstated' barn, along with the conversion of the woodshed into habitable accommodation, would be in conflict with policy SD31 of the South Downs Local Plan which states that extensions shall not increase the floor space of the existing dwelling by more than approximately 30% unless there are exceptional circumstances. In this case there is no evidence to establish that the proposal would fall within this threshold or if it exceeds it that exceptional circumstances apply.

3. The reinstated barn would, due to its bulk, height and size, dominate the more discrete buildings of which it is intended to form part and thus appear obtrusive and incongruous in this immediate location.

SDNP/20/05679/HOUS Hollow Farm The Street Bury RH20 1PA Proposal: Demolition of outbuilding and construction of swimming pool with associated scheme of hard and soft landscaping.

SDNP/20/05680/LIS Hollow Farm The Street Bury RH20 1PA Proposal: Demolition of outbuilding and construction of swimming pool with associated scheme of hard and soft landscaping.

After discussion, Councillors **AGREED** to support this application subject to the following conditions being imposed:

1. Submit details of alternative low transmitting lighting in order to comply and protect the objectives of Bury's Dark Night Skies Policy.
2. Before any development begins the existing outbuilding is demolished.
3. A full and detailed landscaping scheme is submitted to ensure that it complements the listed building and its setting.

SDNP/20/05794/HOUS Hoeland House Bury Road Bury RH20 1NJ Proposal: Replacement roof, doors and windows to an existing conservatory.

SDNP/20/05795/LIS Hoeland House Bury Road Bury RH20 1NJ Proposal: Replacement roof, doors and windows to an existing conservatory.

After consideration, councillors **AGREED** to remain neutral on this application.

6. Any other planning business to include appeals.

The Barlavington Whole Estate plan had been circulated before the meeting but Councillors agreed it required more consideration before a discussion. The Chair also asked for an update regarding the use of land at Sandy Meadow Farm. The Clerk advised that Chichester District Council had spoken to the landowner and their intention was to continue with the operation of the campsite from the eastern section of the land and retain the agricultural fields, barns and stables on the western end. Chichester was also in the process of detailing the planning history of the site in relation to its use as a caravan site and the agricultural activities on the land over the previous number of years which would enable them to have a better understanding of how the previous breaches of planning control had evolved and the current planning position in relation to the land and its use.

7. Grounds maintenance

(a) Update on Pill Pond

The Chair advised that he was still waiting to receive the report from SDNPA about replacing Pill Pond with a re-naturalised stream.

(b) Update on tree planting for the area

The Chair advised that Chris Briggs had planted as many trees as he could around the recreation ground and Pill Pond. However, he added that Chichester District Council had appointed a new Tree Officer to oversee planting in general which would hopefully be a potential resource. Councillor Whyles was concerned about the scale of tree

falling on the A29 and questioned whether it was just Ash trees. It was **AGREED** that the clerk should contact West Sussex County Council again and enquire about the extent of the tree felling and contact the Tree Officer at Chichester.

(c) Update on Bury playground

Councillor Champness informed the Committee that a revised risk assessment for the playground had been written and that the damaged benches at Bury Green had been removed. There was a discussion about whether to leave the gate at Bury Green open for the one-way system due to concerns over children running away. However, it was agreed that the gate should be fixed with rope to ensure it can be closed.

(d) Consider a request for metal detection on Council land

Councillors considered a request for metal detection on Bury Green. However, due to the potential safety issues and harm to the area caused via digging it was **AGREED** to refuse the request.

(e) Discuss dog fouling in the parish

Councillors discussed recent cases of dog fouling in the area and **AGREED** to raise awareness about the harm it can cause and the penalties associated by a variety of mediums such as the newsletter and displaying notices on the website and noticeboards.

The meeting ended at 8pm