



Minutes of the Environment & Planning Sub-Committee Meeting of Bury Parish Council (BPC) held on Monday 12th April 2021

Mike Simpson, Clerk to Bury Parish Council, Bury Village Hall, The Street, Bury, West Sussex, RH20 1PA
Email – clerkburyparishcouncil@gmail.com

1. Attendance and Apologies for Absence

Apologies: Councillor John Rudd

In attendance: Cllrs Daykin (Chair) Whyles (Vice Chair) Morrison and Champness

Also in attendance: Mike Simpson (Clerk) and 18 members of the public

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

Councillor Daykin declared a personal interest in item 7a.

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

Geoff Eden and Brendan Barnes explained they were interested in purchasing Foxbury Farm, which was currently in a state of disrepair, and wished to canvass the Council's opinion before taking it any further. They asked whether the Council would like to see it remain as agricultural land or whether they were amenable to some small residential development. Mr Eden clarified that any residential development would be keeping with the character of the area and be either one large dwelling or a few smaller ones. Residents questioned what they would do with the 25 acres of land if they were to develop residential houses, to which Mr Eden responded that they were not entirely sure but would probably split the land between the dwellings. Some residents voiced their support for one large dwelling but also reminded the Council that the Bury Neighbourhood Plan sets out where residential development is permitted and should not be overlooked.

A resident commented on what he believed was an ongoing issue with encroachment on Bignor Park Road, specifically Bignor Park Nursery where it appeared as though the use of land was commercial for a furniture shop and Sandy Meadow Farm was being prepared for a campsite.

4. Minutes from meeting on 8th March 2021

Councillors **AGREED** that the minutes from the meeting on 8th March were a fair and accurate record.

5. Pre-application planning discussion

To discuss a potential development at Foxbury Farm, West Burton

Councillor Morrison was uncertain about providing an opinion as it involved a change of use in land, which he believed was beyond the scope of the Parish Council, and that there were no plans to consider. Mr Eden appreciated Councillors Morrison's position but stated they wished only to ascertain whether there was a solution to improving Foxbury Farm as they did not think agricultural use was viable.

Councillor Daykin believed that if the land was viable for agricultural use, it would have been purchased by now and that anything other than the status quo would be an improvement. He also stated that he did not believe the Neighbourhood Plan prevented residential building at the site.

Councillor Whyles stated he also believed an appropriate development would be an improvement to the derelict site but was mindful not to contradict the Neighbourhood Plan. However, he also said that Neighbourhood Plans can be reviewed and that Foxbury Farm was a special site and would be alarmed at any plans that were not highly sensitive to the area and was worried about continuous development. Councillor Champness also said that he would not be against looking at plans sensitive to the area.

6. Planning Applications

SDNP/20/05752/CND: White Webbs Cottage Church Lane Bury RH20 1PB Proposal: Erection of outbuilding to provide home office and glazed link. Variation of condition 2 of planning permission SDNP/20/01479/HOUS. Changes to approved drawings- amended setting out and roof design.

After consideration, Councillors **AGREED** to object to this application as the proposal would result in an ad hoc addition which is unsympathetic to, and detracts from, the architectural integrity of the host dwelling. It would also extend the dwelling further to its boundary thereby creating a terracing effect that would be detrimental to the street scene which is characterised by buildings punctuated by generous spacing.

7. Other planning matters

(a) To discuss the use of land on Bignor Park Road

Councillors discussed the use of land along Bignor Park Road at Bignor Park Nursery, Flint Acres Farm and Four Acres. Concerns had been raised by residents that they were being used for activities other than agricultural and that planning applications could be submitted to continue with such use. Therefore, councillors **AGREED** to visit the sites in question and report any wrongdoing to the planning authority.

(b) Update on Sandy Meadow Farm

The clerk advised there was no update from Chichester District Council so councillors agreed to visit the site.

8. Grounds maintenance

(a) To discuss potential maintenance works over the next couple of months

Councillor Champness advised the committee that grass cutting would commence over the next couple of weeks and footpaths would be cleared in May.

(b) To discuss any vehicle use of the Coffin Trail

Councillors discussed the use of the Coffin Trail by a resident using a sit on lawn mower to access their land via a gateway. The resident had put the gate in and councillors were worried others may do the same. They also stated that the use of the trail by any type of vehicle should be objected to and **AGREED** they should investigate further about the legality of such use by making the relevant representations.

(c) To discuss SDNPA plans for Pill Pond

The Chair advised that the SDNPA had suggested replacing Pill Pond with a natural stream and vegetation for which the council should get grant funding. This would hopefully encourage trout to live there and reduce the maintenance cost from dredging and leaking weirs. Whilst councillors welcomed the idea of reduced maintenance costs, they were unsure about disregarding the historic nature of the pond whereupon it was **AGREED** to research past use of the pond further before making any decisions.

The meeting ended 7.35pm