



Minutes of the Environment and Planning Committee Meeting 8th November 2021

1. Attendance and apologies for absence

In attendance: Councillors Champness, Daykin (Chair), Rudd and Whyles

Apologies: Councillor Morrison sent his apologies which were accepted by the committee.

Also in attendance: Mike Simpson (Clerk) and 7 members of the public

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

The Chairman declared a personal interest in planning application SDNP/21/03372/FUL and advised the committee that he would not take part in the debate or any subsequent vote.

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

One member of the public enquired about why the Parish Council was not listing planning applications on their noticeboard. The clerk advised her that it was the Planning Authority's legal obligation to list planning applications and not the duty of a Parish Council. He also referred her to the Council's website where there was a dedicated page for listing applications and decisions. However, the Council said they would do more to advertise the page and provide a link in the weekly newsletter.

A resident spoke about planning application SDNP/21/03372/FUL and raised concerns about allowing a change of use from agricultural to commercial. In particular, he was worried about what could appear when the land was sold.

The applicant for application SDNP/21/03372/FUL advised the committee that the woodwork he did was extremely rare and that he needed a lot of storage space. He also clarified that he was not currently working from the site and rented a workshop elsewhere and that his wife had to travel many miles for her equestrian work which could be facilitated on their own site. He also added that he had done a lot of work over the years to improve the site which included planting 5,000 native trees. He also said the application submitted a few years ago included a residential dwelling for a worker but it had been removed from the current one and that the mobile homes would also be removed.

4. Minutes from meeting on 1st September 2021

Councillors **RESOLVED** to approve the minutes from the meeting on the 1st September as a true and accurate record.

5. Planning Applications

SDNP/21/03372/FUL: Bignor Park Nursery Bignor Park Road Bignor RH20 1HG: Change of use of land from agricultural to a mixed Class B2/Class B8 and equestrian use. Reclad and extend the existing barn to provide a bespoke joinery workshop, erection of a new stable block, installation of a horse walker and sand school and provision of ancillary parking, drainage and landscaping.

Whilst councillors sympathised with the applicants' position and appreciated their unique work, they **RESOLVED** to object to the application based on the reasons given in the dismissal of planning appeal SDNP/18/00105/REF which were contrary to BDNP policies 12, 13, 14, 15, 16 & 19 and SD policies 1, 4, 5 & 6 and strongly objected to the proposed change of use.

SDNP/21/05016/FUL: Hillside Fruit Farm Bury Common Bury RH20 1NR: Replacement agricultural outbuilding.

Councillors **RESOLVED** to remain neutral on the condition that the number of windows was reduced and replaced with doors to comply with BDNP Policy 15 and conserve Bury's Dark Night Skies.

SDNP/21/04912/HOUS: Hillside Fruit Farm Bury Common Bury Pulborough West Sussex RH20 1NR: 2 Storey extensions (east and west) to existing dwelling.

Councillors **RESOLVED** to remain neutral but recommended the roof be hipped on both sides to be in keeping with the character of other properties in the area.

SDNP/21/05312/LIS: Lower House Farm West Burton Road West Burton RH20 1HD Proposal: Utility extension.

Councillors **RESOLVED** to remain neutral on the condition that smart glass was used in order to comply with BDNP Policy 15 and conserve Bury's Dark Night Skies.

SDNP/21/05483/OHL: Hadworth Barn Hadworth Lane Bury Pulborough West Sussex RH20 1PG Proposal: Installation of a third wire on existing 11kV network for the purpose of providing 3 phase (Ref: ADE/LG/EQN105)

Councillors voted to remain neutral.

6. Grounds maintenance

(a) To receive an update on plans for Pill Pond

The Chair informed the committee about his recent discussions with the SDNPA Ranger about the proposals to naturalise Pill Pond. The suggestion was to leave the pond as it was, remove the weirs and just have a stream which would avoid excavating the current pond to just replace it with another. However, the stream may require more work next year but this could not be confirmed until it had established. The Chair had also met Chichester District Council about the potential increase flood risk of removing the weirs but they had no objection. It was suggested that the wood could be removed from the weirs to allow water to flow over the concrete floor and form a wetland. The Chair said that any plans would need more discussion which would happen at the next council meeting.

(b) To receive an update on refurbishing the road signpost in West Burton.

The Chair advised that quotes were still being obtained.

(c) To discuss tree planting in the parish

The Chair suggested that, as part of the Queen's Platinum Jubilee celebrations, it would be a good idea to plant some oak trees along the ridge through Coates Common which forms the boundary of Bury and Barlavington parishes, to which Councillors **AGREED**. The Chair also advised that an application had been submitted to fill gaps in hedgerows by the wharf.

(d) To discuss the maintenance of footpaths in the parish

The Chair informed the committee that Primavera had inspected the path by the Coffin Trail at Bury School who had advised the water would need to be diverted to alleviate the flooding which could be done by digging another footpath. This would enable the water to carry on draining down the existing footpath whilst the new one was used by walkers.

The meeting ended at 8pm

