



Minutes of the Environment and Planning Committee Meeting 21st February 2022

1. Attendance and apologies for absence

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

Apologies: Councillor Champness for health reasons which councillors **RESOLVED** to accept.

Also in attendance: Mike Simpson (clerk) and four members of the public

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

Councillors Daykin and Rudd declared an interest in the planning applications relating to Corner House.

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

There were none

4. Minutes from the previous meeting held on 8th November 2021

Councillors **RESOLVED** to approve the minutes from the meeting on 8th November 2021 as a true and accurate record.

5. Pre-application discussion

SDNP/22/00480/PRE: Establishment of new holding and house on site of an existing farmstead in West Burton. | Land Comprising Pill Field and Big Bury Croft, West Burton Pulborough West Sussex RH20 1HD

The applicants explained they had inherited this land and wished to build a dwelling and maintain it. As it was agricultural land, the application would be submitted under paragraph 80 of the National Planning Policy Framework. The applicants said they wanted to preserve the natural features of the land such as the sunken lanes, Pill Orchard and the farmstead in the general and they believed their proposal was in keeping with Bury's Neighbourhood Plan. The dwelling would be located in the old Dutch Barns, which were previously used for storing hay, and would be single storey, timber framed and would not touch the barns. However, they were unsure from what material the roof would be made.

Councillor Morrison responded stating that this was just a pre-application discussion and the Council was here to advise. He said that the threshold for paragraph 80 of the NPPF was extremely high and required the design to be outstanding and help raise standards in the area. He added that he was yet to experience a successful project under this regulation and was unsure whether the current plans would improve the appearance of the landscape. Councillor Whyles was concerned whether the plans would be in keeping with the area and the Chairman said that, whilst it was up to SDNPA to determine if it reaches the criteria for paragraph 80, he liked the idea and the commitment to the environment and conservation. Councillor Morrison was concerned what might happen if the house was sold to which the applicants responded that they had no intention to ever sell but would be happy to have conditions in place to protect its use.

6. Planning Applications

SDNP/21/04140/HOUS: Location: Hale Hill Farm Hale Hill West Burton RH20 1HE Proposal: Proposed 3 no. car garage and conversion of existing garage into games/gym room.

Councillors **RESOLVED** to object until further information was provided to allow proper consideration. Specifically, a Design and Access statement to explain relationships between the buildings, the roof shape and the choice and specification of materials.

SDNP/21/06305/HOUS: Ferry Cottage Church Lane Bury RH20 1PB
Proposal: Erection of single storey rear extension and installation of 1 no. window to east elevation of existing Summer House.

Councillors considered that the proposal would cause harm to a listed building in the village's conservation area and it was minded to object with reference to policy SD12 as it would not safeguard the village's heritage assets and setting.

Specifically, the Council felt that the proposal was out of character with its host building and that the simplicity and balanced charm of its garden elevation would be lost. The flat roof caused some difficulty, the rooflight was at odds with the SDNP Dark Skies policy and the brick boundary wall lacked detail in terms of 'brick bond' and, it was thought, might be better handled with a more subordinate material such as painted boarding.

Councillors were critical of the Design and Access and Heritage statements in making unsupportable claims about the lack of harm to a historic structure and in not drawing attention to the material fact of a previously approved application which will expire in August of this year. Despite being a more modest proposal, councillors were surprised this earlier proposal had been approved as it related to the listed building in the same manner as the current proposal.

That said, the earlier approval was a material consideration and though the Council could certainly not support this application, it **RESOLVED** to remain neutral on the matter.

SDNP/22/00143/HOUS: Corner House The Street Bury RH20 1PF Proposal: Erection of timber garden office

Councillors **RESOLVED** to object to this application as the chosen siting for the building was dependent on the survival of vegetation to conceal it. If this was to fail, it would result in it appearing as a prominent and intrusive feature within a street scene where historic and traditional buildings prevail and, as a result, it would cause considerable harm to the character and appearance of this attractive village setting.

The council did not object to the principle of erecting an office in the garden but urged the applicant to reconsider the location.

SDNP/22/00055/TCA: Corner House The Street Bury RH20 1PF Proposal: Notification of intention to fell 1 no. Leylandii tree and 1 no. Bay tree.

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

SDNP/21/05993/HOUS: Bean Tree Cottage Church Lane Bury RH20 1PB Proposal: Two storey rear extension. Alteration of existing hipped roof to half hipped roof. Associated internal and external alterations. Replacement windows. Installation external insulation over facing brickwork with render finish.

Councillors **RESOLVED** to object to this application as the external wall rendering was contrary to Bury Neighbourhood Plan Policy 2 - Built Character:

"External materials should reflect the palette of materials found in traditional buildings within the Parish. Most noticeably external materials to be avoided include:



- a. Concrete roofing tiles
- b. Concrete blocks
- c. Plain brick elevations"

Rendering is not specifically mentioned but the list is not exhaustive so councillors urged the applicant to consider an alternative cladding such as timber boarding which would be more in keeping with the architectural character of the village.

The Council had no objection to the extension and roof alterations but would also like to see the issue of light pollution given further consideration either through a reduction in glazing or the use of a type of 'smart' glass in order to comply with BNDP policy 15 and SD8 of the SDNPA Local Plan Dark Night Skies.

7. Pill Pond

To receive an update on plans to renaturalise Pill Pond

The Chair informed the committee that planning permission was required to renaturalise Pill Pond but it was well supported by the SDNPA and was hopeful there would not be any issues.

8. A27

To discuss a response to the A27 Arundel bypass consultation

Councillors **AGREED** to provide the following response to the consultation:

In response to the Statutory Consultation process for the proposed new Arundel bypass, Bury Parish Council would like to declare its support for this scheme.

Villages north of Arundel such as Bury will benefit greatly from the completion of this project. As the consultation brochure notes, current congestion around Arundel also leads to problems elsewhere on the wider network as road users seek alternative routes, using local rural roads that aren't designed for large numbers of vehicles and are less safe. This 'rat running' affects the quality of life for residents in local towns and villages, causes disruption across the South Downs National Park and adds to a range of environmental issues.

The brochure promises that flows on the A29 north of Arundel will decrease by 2,800 vehicles per day as it travels through the South Downs National Park. This is of extreme importance to the residents of Bury, plagued as we are by speeding and anti-social road use on the A29 as it passes through our parish. Clearly the residents of Watersfield, Coldwaltham, Hardham and Pulborough will also benefit.

The proposals will also mean a relief for our near neighbours of Storrington, Amberley and Houghton as 'rat run' traffic also uses the B2139 as an alternative route, creating an appalling blight on the lives of people in this area.

9. Queen's Jubilee Tree Planting

To receive an update on plans to plant oak trees for the Queen's Platinum Jubilee

The Chair informed the committee that a grant for £250 had been secured from Chichester District Council for planting seven oak trees at the ridge by Coates Common. He added that Sutton and Barlavington Council supported the idea but was unsure if they had applied for the grant. Each tree would cost about £65 and the aim was to plant them in October.

10. Fingerpost signs

To receive an update on plans to refurbish the fingerpost road signs in the parish

The Chair advised councillors that Primavera was gathering materials and would be removing the signs soon to take them to its workshop but they may take a couple of months to finish.

The meeting ended at 8pm.

