

Draft Minutes of the Environment and Planning Committee Meeting from 17th October 2022

1. Attendance and apologies for absence

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

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

Apologies: Councillor Whyles due to illness which Councillors **RESOLVED** to accept.

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

Councillor Morrison declared a personal interest in item 5.

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 23rd June 2022

Councillors **RESOLVED** to approve the minutes from the meeting on 23rd June 2022 as a true and accurate record.

5. Pre-application discussion for Hillside Nursery

Representatives from ECE architects presented new [proposals](#) for the Hillside Nursery development which differed from the initial planning application resulting in less commercial space (900m² down to 610m²) and seven dwellings instead of nine. They stated that, as the site was situated on different levels, the plans had to respond accordingly and they wished to increase biodiversity on the boundaries by planting native hedgerows. The hedgerow boundary would extend to meet the Coffin Trail and they were aware of the historic field pattern which they wanted to incorporate into the design. The road on the previous scheme was too windy which was not characteristic of a village so they had straightened it and decided to use a farmstead layout and researched various farm buildings. The commercial buildings were placed at the lowest point of the site closest to the road next to an attenuation pond and the residential units were placed on either side with a Gatehouse building at the front next to a large farmhouse as the main dwelling. All units had parking spaces, with some of the commercial spaces covered, and were two storeys with various sizes and they were investigating which materials to use. They were also looking at how to incorporate village characteristics into the site such as dwellings sitting high above the kerbside and behind hedgerows as well as ensuring that all other buildings remained subordinate to the main dwelling. The hedgerow boundary would not be part of private gardens which would ensure they are not knocked down. There would also be an area for ditches around the border to connect with the pond.

Councillor Daykin asked whether the plans had been discussed with SDNPA to which ECE responded stating they had and were generally in favour of them. Councillor Rudd questioned the SDNPA's request for a contemporary approach in Bury but it was explained that this related to a vernacular approach ensuring they relate to the historic context.

Councillor Morrison believed it was an excellent presentation and thought the scheme was unique to the site and if it was detailed in the correct way then it would fit a contemporary approach. He hoped the roads would be private and not adopted by WSCC as he felt kerbs were not conducive to the village. He said the more disguise on parking spaces the better and questioned how the windows would be designed in the barn to retain its quality. He also hoped the dwellings would go towards the Neighbourhood Plan's housing allocation and would like the CIL funding to go towards joining Bury and West Burton together via the Coffin Trail.

6. Planning Applications

SDNP/22/03516/HOUS: Tumbleweed Bury Common Bury West Sussex RH20 1NS

Proposal: Installation of 1 no. shepherd hut on drive and 1 no. shed/studio with covered storage area in garden.

Councillors **RESOLVED** to object to this application as the Shepherd's Hut's proposed use for B&B purposes would generate a level of vehicular and general activity that would result in an unacceptable level of noise and disturbance to occupiers of surrounding properties. The location of the hut would also result in a serious loss of privacy for the neighbouring property which, until now, has been secluded and not overlooked. Furthermore, the resulting increased demand for parking on a plot that already does not provide sufficient space for its residents' vehicles would result in an increased demand for kerbside parking along a narrow street where there would be interference with the free flow of traffic and increased competition for street parking thereby detracting from the residential amenities of the area.

SDNP/22/03566/HOUS: Newoods Farm Bignor Park Road Bignor West Sussex RH20 1HQ
Proposal: Alterations and extensions to include a single storey link extension to the existing dairy barn and conversion to ancillary accommodation, a new garden room extension, new outside swimming pool and pool house and replace existing redundant stables with a new oak framed cart barn

Councillors **RESOLVED** to support the scheme subject to amendments to the design being made to incorporate the following matters:

1. Consider more windows to be installed on the ancillary barn so the number (or all) of rooflights can be reduced and, thus, comply with policy 8 in the South Downs Local Plan and policy 15 in the Bury Neighbourhood Plan to conserve Bury's Dark Night Skies.
2. The cornice detailing of the garden room is reconsidered so that a more balanced and sympathetic compositional relationship is achieved with the main dwelling
3. The imposition of a condition requiring a detailed landscaping plan to be produced
4. The imposition of a condition to ensure that, as detailed by the applicant in his application, the extension to the main house is not to be used as a habitable garden room. Without this condition the proposal would result in excessive light pollution that would seriously damage Bury's Dark Night Skies and, thus, be contrary to policies SD 8 and BDNP 15

SDNP/22/04345/TCA Leabridge Farmhouse West Burton Road West Burton Pulborough West Sussex RH20 1HD
Proposal: Notification of intention to fell 1 no. Poplar tree (T1)

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

7. Grounds maintenance

(i) To receive an update on tree planting for the Queen's Platinum Jubilee

The Clerk advised that an order had been placed for the oak tree which would be delivered in early November.

(ii) To receive an update on the finger post road signs

The Chairman advised that some of the signs had been replaced and the others would hopefully follow shortly.

(iii) To discuss any other urgent grounds maintenance business

There were none.