



Minutes of the Environment and Planning Meeting 17th April 2023

1. Attendance and apologies for absence

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

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

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

Councillor Rudd declared a personal interest on planning application SDNP/22/05725/FUL

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 spoke about his planning application SDNP/22/05725/FUL explaining that a few residents had bought the plot of land to stop the continued unlawful use of the site over the past 15 years and do something for the community. He believed the plot was in a good position to utilise renewable energy as it was exposed to the wind and south facing area for solar panels and would be able to store the energy in a tank for up to six months and convert to electricity. He added that it was popular with residents due to its underground position and they were unsure whether they would sell it on the open market to an individual or an energy company. Councillor Daykin mentioned there had been no drilling of bore holes and was unsure they would be able to store the soil on site as it was too small. Councillor Morrison asked what height the building would be above ground to which the answer was about 3 metres. He stated that this was about the height of a flat roof bungalow. He added that they would need a special dispensation under paragraph 80 (e) of the NPPF for outstanding design.

4. Minutes from the previous meeting held on 6th February 2023

Councillors **RESOLVED** to approve the minutes of the meeting from 6th February as a true and accurate record.

5. Planning Applications

SDNP/23/01196/TCA: St Johns Church, Church Lane: Notification of intention to fell 1 no. Holly tree (T1), crown lift to 2.5m (above ground level) all round on 1 no. Holly tree (T2) and reduce southern sector to provide up to 2m clearance from the roof on 1 no. Yew tree (T3).

The Council **RESOLVED** to remain neutral.

SDNP/22/05725/FUL: Land North of Junction With B2138 Bury Road: Construction of 1 no. underground dwelling.

The Council **RESOLVED** to support this application and believed the innovative design was worthy of approval under Paragraph 80 (e) of the NPPF and had the potential to show outstanding and innovative architectural merit and, with its ground hugging form, it would have minimal impact on its immediate setting and on the surrounding area. The Council welcomed this proposal as it would give certainty to the use of the site and prevent future unauthorised use which has blighted this land in the past. The Council was also very supportive of its ecological potential in which several renewable technologies

were proposed to make a self-sufficient development. Should planning permission be granted for this proposal, BPC would wish any approval to be subject to the following conditions.

- (a) A full geological survey to be undertaken to demonstrate the feasibility of the proposal.
- (b) A clear strategy on the management of spoil.
- (c) The height of the new construction should not be any higher than that shown on the drawings.
- (d) The developers enter into legal agreement that only this scheme and no other can be built on the plot of land if approval is given.

SDNP/23/01202/FUL: Hillside Nursery Bury Common Bury West Sussex RH20 1NR: Demolition of existing glasshouses and associated horticultural structures and erection of 7 no. C3 residential dwellings and 7 no. commercial workspace suites (class E(g)), including access landscaping and associated works at Hillside Nursery Bury Common Bury RH20 1NR (Amendments to plans, elevations and materials as approved under reference SDNP/21/05619/FUL).

The Council **RESOLVED** to object to this application and was disappointed it had been submitted. The Parish Council spent a considerable amount of time with the developers to ensure the already approved scheme reflected and contributed to the character of the parish. However, the richness of materials expressing a natural hierarchy of buildings, set out in application SDNP/21/05619/FUL, which gave the impression of being built over time and which is in keeping with character and appearance of Bury had been lost and replaced with a single uniform material – red brick. The current scheme now offers what seems to be a much more standard form of housing development which had little appreciable relationship to the character of Bury and therefore contravenes BNDP 2 (Built Character), BNDP 13 (Landscape and Character) and SD4 (Landscape Character) and SD5 (Design). In short, this second application was disappointing and falls very far short of the first.

6. Grounds Maintenance

(a) To discuss a parish tree survey

Councillors considered a quote of £660 from Beechdown for a follow up tree survey to the one conducted three years ago and **RESOLVED** to approve.

(b) To receive an update on dog waste bins.

The clerk advised that the stickers for the litter bins had been received from Chichester District Council and Councillors **AGREED** to start communicating the change to residents that the dog bins would be removed soon.