



Minutes of the Environment and Planning Committee Meeting from 6th February 2023

1. Attendance and apologies for absence

To accept apologies for absence.

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

Apologies: Councillor Gemma Driver

Also in attendance: Mike Simpson (Clerk) and 3 members of the public

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

There were none.

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 he did not support the revised Hillside Nursery application because he believed the oversailing roof was a quick fix to the split commercial unit; the materials on commercial unit A, light timber clad under an iron roof, were not in keeping in keeping with the surrounding area and the amount of car parking spaces offered were too few and would cause an overflow onto the street. He asked for the Council to clarify their position on these three points and whether they would request a condition to prevent parking on the street.

Councillor Morrison responded by stating the change in roof was not something the Parish Council supported and the suggestion to divide into two was based on advice from the Planning Officer. Consequently, the step system was introduced following the Council's initial comments but he would raise it again at the committee meeting. Councillor Morrison said he was unsure what the roof materials would be, except for timber, but agreed the finish should reflect the local area and said he would request a condition to reflect this. He said he did not believe that car parking would have a detrimental impact on the street scene and provide any issues for access to the farm although he would request that a condition was imposed to prevent overflow parking on to the street and worsening of access to the neighbouring farm.

One member of the public raised concern sewers from the development entering watercourses on farm land. Councillor Morrison responded he believed this had been reviewed by SDNPA and that the overflow went into the main sewer but would request clarification from SDNPA. The pond was owned by the developer and would be maintained by them.

The owner of the land on which the footpath was located was concerned he would lose land and have increase cost in maintenance due to more footfall. Councillors responded saying WSCC was responsible for footpaths and could help with certain issues.

One member of the public raised concerns about dog fouling on a footpath located on his land and asked that the Parish Council circulated an article via its newsletters to educate dog walkers on their responsibility.

4. Minutes from the previous meeting held on 17th October 2022

To review and approve the minutes from the previous meeting held on 17th October 2022.

Councillors **RESOLVED** to approve the minutes from the meeting held on 17th October 2022 as a true and accurate record.

5. Planning Applications

SDNP/21/05619/FUL: Hillside Nursery, Bury Common, RH20 1NR- To consider the revised scheme for the demolition of existing glasshouse 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.

Councillors **RESOLVED** to support the revised application and felt the developers had gone a long way to meet the Council's objections to produce a scheme with much better design than the initial one. They did not believe there were sufficient reasons left to object but agreed that certain areas needed to be clarified and conditioned including, the watercourse, maintenance of ponds and hedges, car parking and oversailing roof, and that Councillor Graham Morrison would attend the committee meeting to speak and raise these issues.

SDNP/22/05630/CND: Leawood Farm, The Coach House West Burton Lane Bury West Sussex RH20 1HB: Proposal for the relocation of a residential access and driveway - Variation of Condition 2 of planning permission SDNP/20/02659/FUL - access alignment amendments.

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

6. Foxbury Farm

To discuss the footpath and bank near Foxbury Farm.

The Chair advised that some residents had complained about the public footpath crossing Foxbury farm and believed the owner had blocked it. However, he had visited the site and met the owner and could confirm it was not blocked. Although, the footpath did go over a bank which had been built up and then down into a sunken lane which made using it quite difficult. The WSCC Ranger was going to meet owner later in the week to find a resolution but believed the pending planning application might divert the footpath.

7. Bignor Park

To discuss planning breaches

The Chair advised that the Council had written to CDC enforcement about breaches at Roman Mile Farm who would be attending site soon. The Council had also opened a new enforcement case for Sandy Meadow Farm which currently had a static home contrary to planning. The Chair said that he would chase District Councillor Alan Sutton who said he would help with progressing the cases.

8. Footpaths

To discuss footpaths in the parish

The Council agreed to put an article in the newsletter reminding residents to clean up after their dog and investigate installing a new dog bin by Houghton Lane/Coombe Crescent.

The meeting ended at 6.55pm