



Minutes of the Bury Parish Council Environment and Planning Committee Meeting 7th August 2023

1. Election of Chair and Vice Chair

(a) To elect a Chair

Councillors **RESOLVED** to elect Chris Daykin as Chair.

(b) To elect a Vice Chair

Councillors **RESOLVED** to elect Graham Morrison as Vice Chair.

2. Attendance and apologies for absence

In attendance: Councillors Davis (Stuart), Daykin and Morrison.

Apologies: Councillor Driver which Councillors **RESOLVED** to accept.

Also in attendance: Mike Simpson (Clerk) and 13 members of the public.

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

There were none.

4. To adopt a terms of reference

Councillors considered the draft terms of reference and **RESOLVED** to adopt them.

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

Residents commented about the proposed development at The Twitten which included: concerns about the integrity of the Coffin Trail if plans were to proceed involving vehicle use; concerns about the safety of residents and how they would walk to the village due to the location of the entrance (although the developers responded saying it had been moved to the north by four metres) and parking.

6. Minutes from the previous meeting held on 17th April 2023

Councillors **RESOLVED** to approve the minutes from the meeting held on 17th April 2023 as a true and accurate record.

7. Pre-application discussion

To discuss a development proposal for land at 'The Twitten'

The Chair asked the developers what materials would be used. The answer provided was that it was a conceptual drawing and open to discussion but a vernacular and modern style was favoured. The developers also said the design was flexible but they wanted an indication of support from the Council before proceeding as they did not want to continue without it. They said the land at The Twitten was uncertain and that the Council should support them to put something there before any unwanted use happened. The Chair advised that full Council wanted to be involved in any future decision but there were differing views on the future use of the site. He added that there were core policies in the Neighbourhood Plan that were against such development and it was also agricultural land. Councillor Morisson believed there were a number of issues facing development. Firstly,

it would be in contravention to policy 4 of the Neighbourhood Plan which stated no back land development should be permitted in Bury. He advised that if the development fronted the A29 then it would not be considered back land. Secondly, more thought had to be given on how the development could contribute to the Council's aspirations to improve the character of the A9 through Bury and that he was surprised WSCC Highways gave consent without a vision splay. He was also concerned about the uncertainty any reserved matters may pose and the overall effects of development on residents. He also advised that the design must be of exceptional standard for the SDNPA to allow a change of use from agricultural. It was suggested that the developers engage in pre-application discussion with SDNPA before returning to the Council again with any further plans which needed to be more accurate and provide more information.

8. Planning Applications

SDNP/23/02630/FUL: Stane Lodge Bury Gate Bury West Sussex RH20 1HA: Demolition and rebuild of existing house and garage. Resubmission of application SDNP/21/04688/FUL.

The Parish Council **RESOLVED** to remain neutral on the condition that the agent's rebuttal (please see below) to the Council's objection to the original application (SDNP/21/04688/FUL) was correct and the SDNPA was happy with it.

SDNP/23/02896/LDE: Roman Mile Farm (Plot 2) Bignor Park Road Bignor West Sussex RH20 1HQ: Existing lawful development certificate for the use of a caravan as a dwelling.

Councillors **RESOLVED** to object on the grounds that this site does not have permission for siting of a caravan, neither does it have a history of such apart from a short period when a former owner used a caravan intermittently for occasional weekends. The Council received this information from two former owners whose tenure covered the previous 20 years.

SDNP/23/03044/LDE: Sandy Meadow Farm Bignor Park Road Bignor West Sussex RH20 1HQ: Use of land as a camping and caravan site

Councillors **RESOLVED** to object to this application and believed the evidence provided in support was incorrect as many parishioners had confirmed that over a period in excess of 10 years camping activity had been very intermittent, with none at all in some years. One of the main reasons was due to inaccessibility to the site in winter months. Furthermore, there was a danger that should consent be granted, an application for occupation by a warden of one of the illegal mobile homes currently on site would soon follow.

9. Next meeting date

No date was set.