

Planning Committee (South)
15 NOVEMBER 2022

Present: Councillors: Paul Clarke (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, Michael Croker, Joan Grech, Lynn Lambert, John Milne, Mike Morgan, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom and Jack Saheid

Apologies: Councillors: Tim Lloyd, Ray Dawe, Diana van der Klugt and James Wright

Absent: Councillors: Chris Brown and Nigel Jupp

PCS/18 **MINUTES**

The minutes of the meeting held on 18 October 2022 were approved as a correct record and signed by the Vice-Chairman.

PCS/19 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/2394 Councillor Bob Platt and Councillor Roger Noel declared a personal interest as they knew the Agent. They were also members of Steyning Community Partnership.

DC/21/2394 Councillor Michael Croker declared a personal interest as he knew the Agent.

PCS/20 **ANNOUNCEMENTS**

There were no announcements.

PCS/21 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated were noted.

PCS/22 **DC/21/2394 141 SHOOTING FIELD, STEYNING**

The Head of Development & Building Control reported that this application sought permission for the demolition of 2 residential dwellings and construction of 14 2-bedroom apartments with associated cycle storage, car parking and refuse provision.

The application was considered and deferred for determination at Planning Committee South in June 22 to allow for further consideration of a revised water neutrality strategy, additional parking provision on site and explore opportunities to improve accessibility within the ground floor layout for disabled users.

Amended plans had been received to address these issues.

The application site was located within the built-up area of Steyning towards the northern extent of Shooting Field with an area predominantly characterised by mid to late 20th century residential development.

Members noted the planning history of the application.

25 letters were received supporting the proposal and 16 letters of objection. 4 letters of representation were received from addresses outside of the district.

The agent spoke in support of the application.

Members were broadly in support of the proposal after the amendments. They were positive that Natural England had raised no objections to the revised water neutrality strategy and offsetting measures. It was felt the provision of evidence base water monitoring measures and enforcement were important for the future and this could be included in the Section 106 agreements.

It was acknowledged that although parking provision had increased with two additional spaces, Members were keen for the proposal to provide additional cycle parking provision.

It was therefore proposed and seconded to amend Condition 15 of the report regarding cycle parking.

RESOLVED

That DC/21/2394 be approved subject to the completion of a legal agreement and the conditions set out in the report subject to the following :

Rewording of condition 15 (cycle parking).

Notwithstanding the submitted details, no part of the development hereby permitted shall be occupied until amended cycle parking details have been submitted and approved in writing by the Local Planning Authority. The approved cycle parking facilities shall subsequently be implemented prior to occupation of any part of the development and retained as such thereafter.

Informative:

The cycle parking details to be submitted shall have regard to the standards and recommendations outlined in Cycle Infrastructure Design: LTN 1/20.

PCS/23 **DC/21/2784 7 THE FURLONGS, STEYNING**

The Head of Development & Building Control reported that this application sought permission for a detached single storey three bedroom dwelling with associated driveway and parking.

Initial plans for a proposed chalet style bungalow with loft accommodation was amended in March 2022 to a single storey dwelling. The new proposal incorporates an integral single garage, two car parking spaces and installation of a fast charge socket for charging electric vehicles.

The application site is the southwest corner plot of 7 The Furlongs and forms part of the rear side garden. It is located within the Steyning built up area boundary.

Members noted the planning history of the application.

The Parish Council objected to the initial proposal however had not responded to amended plans.

Since the publication of the report a further 6 objections had been received. 21 letters of objection had been received from separate addresses.

The agent spoke in support of the application and two speakers objected.

Some Members felt the proposal was out of context, over development of the area and set a precedent for future development. Officers advised the proposal would not cause significant impact to neighbouring properties, adhere to current HDPF standards and could demonstrate water neutrality.

RESOLVED

That application DC/21/2784 be approved subject to the completion of a legal agreement and conditions set out in the report.

The meeting closed at 3.31 pm having commenced at 2.30 pm

CHAIRMAN