

# PETWORTH TOWN COUNCIL

## MINUTES OF A MEETING OF THE HIGHWAYS, TRAFFIC AND PLANNING COMMITTEE HELD ON MONDAY 21 MARCH 2016 IN THE TOWN COUNCIL OFFICE AT 7 PM

**Cllrs Present:** Mr Rob Evans (Chairman)  
Mr David Burden  
Mrs Liz Singleton  
Mr Chris Kemp  
Mrs Carry Smith

**Apologies:**  
Mr Tony Rogers  
Mr Neville Fox

**In attendance:**  
Town Clerk, Mrs Rebecca Knifton  
4 members of public

**NOTED** that the meeting started at 7.05pm.

P/13/16 Apologies for absence

Apologies were received from Cllrs Fox and Rogers due to other commitments.

P/14/16 Declarations of Interest

**NOTED** that all members had a personal interest in planning application SDNP/16/00327 & SDNP/15/06456/LIS as the applicant was a fellow Cllr.

P/15/16 Meeting Dates

**NOTED** that Cllr Evans would be on holiday for the scheduled meeting to be held on the 23<sup>rd</sup> of May. It was suggested that the vice chairman of the Committee, Cllr Rogers, would Chair the meeting. Proposed that a further meeting be scheduled for the 23<sup>rd</sup> of June at 6.30pm, one hour prior to the Council meeting as availability of Cllrs at this time was scarce.

**AGREED** that the next meeting dates are as follows: April the 25<sup>th</sup> at 7pm, 23<sup>rd</sup> of May at 7pm and the 23<sup>rd</sup> of June at 6.30pm.

P/16/16 Minutes of the previous meeting

The minutes of the meeting held in January were proposed by Cllr Smith and seconded by Cllr Singleton as being a true record of the meeting.

**RECOMMENDED** for adoption by Council.

The minutes of the meeting held in February were proposed by Cllr Kemp and seconded by Cllr Smith as being a true record of the meeting.

**RECOMMENDED** for adoption by Council.

Representation as requested by the Chairman in relation to the previous minutes

**Double storey rear extension.**

Trevornick 65 Sheepdown Drive Petworth West Sussex GU28 0BX  
SDNP/16/00360/HOUS

Cllr Evans had received information retrospectively on the above application which needed to be addressed. It was **NOTED** that due to the timing of the meeting held on the 22<sup>nd</sup> of February in which the application had been heard, the following pertinent information had been unavailable. Cllr Evans proposed that PTC revisits its decision at this meeting as CDC are due to hear the application at its meeting to be held on Wednesday the 23<sup>rd</sup> of March.

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Member of the public, Patricia Hewlett gave a brief representation.

She explained that the Plans submitted had been misleading and that the property was in fact a semi-detached and not detached. The gap to the boundary was 60cm not 1m as stipulated by planning law. The proposed balcony will result in loss of privacy for the neighbouring properties.

Cllr Evans read out a statement which included the following points: some of the submission was factually inaccurate; location plans did not factually represent the physical position; the plans failed to show side extensions already built; the written questionnaire suggested no public rights of way when in fact they are adjacent; CDC had not displayed the required planning notices in time which would have allowed neighbours to make comment, and due to this, a further 3 week extension time was given; an amended application had been submitted on the 14<sup>th</sup> of March regarding the balcony which the Committee had not seen; the size and bulk of such a large extension will have an effect on nearby neighbours and will make a potentially damaging impact on the landscape due to the gradient of the land to the back of the properties.

Proposed by Cllr Kemp and seconded by Cllr Burden: **AGREED** that the following statement be sent to SDNPA and to the Case Officer, Beverley Stubbington:

Further to Petworth Town Council's previous comments, the Council have now been made aware of conflicting information which results in us wishing to raise a strong **OBJECTION** to this application, for the following reasons:

- \* the block plans continue to be inaccurate;
- \* further to a requested site visit, it is apparent that the contours of the site makes the impact on the landscape within the Conservation Area unacceptable;
- \* the gradient of the proposed development will be seen from the public footpath and the neighbouring properties, giving the impression that the extension is 3 storey in height;
- \* the proximity of the proposed development to the neighbouring properties has not been addressed and will cause loss of amenity;
- \* in addition to the above bullet, the impact on loss of privacy to the neighbouring properties due to the proposed balcony has not been factually considered; and,
- \* the 'actual' mass/bulk/footprint of the proposed development has been misrepresented.

P/17/16      Planning Applications

**Variation of condition 3 of permission SDNP/15/05062/HOUS. Doors painted white. Design and material to match existing and appear natural.**

2 The Mews High Street Petworth West Sussex GU28 0AU

SDNP/16/00869/CND

Proposed by Cllr Kemp and seconded by Cllr Smith.

**RECOMMEND** No Objection

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**Replacement conservatory.**

Hungers Corner Farm Byworth Road Byworth Petworth West Sussex GU28 0HW

SDNP/16/00327/HOUS & SDNP/15/06456/LIS

Proposed by Cllr Smith and seconded by Cllr Evans.

**RECOMMEND** No Objection

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## Dormer window.

2 The Mews High Street Petworth West Sussex GU28 0AU  
SDNP/15/06480/HOUS

Proposed by Cllr Kemp and seconded by Cllr Evans.

**RECOMMEND** No Objection

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## Proposed new mono pitch light industrial storage unit.

Haslingbourne Depot Haslingbourne Lane Petworth West Sussex GU28 0JH  
SDNP/16/00818/FUL

Proposed by Cllr Smith and seconded by Cllr Kemp.

**RECOMMEND** No Objection

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## Alerations to create a 3 bedroom unit and change of use of first and second floors from office use to residential use.

Teelings 3 Market Square Petworth West Sussex GU28 0AH  
SDNP/16/00672/FUL & SDNP/16/00673/LIS

Proposed by Cllr Smith and seconded by Cllr Singleton.

**RECOMMEND** No Objection

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P/18/16 Decisions

The following decisions were **NOTED**

<b>Case No:</b>	SDNP/15/05445/HOUS		
<b>Decision:</b>	Approved	<b>Decision Date:</b>	4 March 2016
<b>Case Officer:</b>	Jenna Shore		
<b>Applicant:</b>	Mr Mark Perry		
<b>Proposal:</b>	Erection of rear conservatory and replacement of bay windows with flat windows to match north elevation.		
<b>Location:</b>	Rother View Cottage, Kilsham Lane, Petworth, West Sussex, GU28 0LJ		

<b>Case No:</b>	SDNP/15/06406/HOUS		
<b>Decision:</b>	Approved	<b>Decision Date:</b>	15 February 2016
<b>Case Officer:</b>	Jenna Shore		
<b>Applicant:</b>	Mr Ballantyn		
<b>Proposal:</b>	First floor rear extension.		
<b>Location:</b>	Egdean Farm, Woodruff Lane, Petworth, Pulborough, West Sussex, RH20 1JX		

Meeting closed – 9pm

Signed.....  
Chairman

Dated