

PETWORTH TOWN COUNCIL

A MEETING OF THE TRAFFIC AND PLANNING COMMITTEE WAS HELD ON WEDNESDAY 20TH FEBRUARY IN THE TOWN COUNCIL OFFICE AT 7.00 PM

PRESENT: Mr N Fox (Chairman) Mr B Walsh,
Mrs C Goldthorp, Mrs J Fynes and
Mr D Burden.

CLERK: Mrs J Huggett.

Mr Fox welcomed Mr Hamish Robbie to the meeting.

1. Apologies were received from Mr K Lintill.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 9th January, having been passed at the Council meeting on Thursday 17th January, were signed.

4. MATTERS ARISING

(a) New Signs at the Welldiggers: The Clerk said she has still not received an invoice for the work. To be deleted from the agenda.

5. TRAFFIC

(a) Crossing in Church Street: This has been to full council and all Councillors were supportive of a pedestrian crossing in Church Street. The decision to ask for red markings, which had been supported by all other interested parties, had been vetoed by the South Downs National Park who insist on a buff colour.

(b) Angel Street and North Street: The Clerk said she is currently looking into funding.

(c) Traffic in Grove Lane: The Clerk had received a copy of a letter that had been sent to West Sussex County Council by a resident in Grove Lane, complaining about the lorries up and down the road. They had damaged wing mirrors, the edges to the road have been churned up and there are deep holes filled with water. The contents were noted.

6. PROPOSED NEW PHARMACY

An application for a new pharmacy, to be sited in the house next to the footpath by the surgery in Grove Street, has been received by the Primary Care Trust. This is only for information as, should it be agreed, there will have to be a planning application for change of use. Any comments have to be received by Friday. To full Council.

7. PLANNING APPLICATIONS

Mr Fox updated Councillors on the following applications.

Applications approved by CDC/SDNP

SDNP/12/01509/HOUS and SDNP/12/01510/LIS

Mr D Soskin, Froghole House, Haslingbourne Lane, Petworth

Refurbishment and extension of the house, alteration of granary to study, re-ordering of existing games room outbuilding.

SDNP/12/03002/LIS

Smiths Gore, Somerset Hospital, North Street, Petworth

Replace existing timber framed extension.

SDNP/12/02948/LIS

Ms Nicola Jones, Daintrey House, East Street, Petworth

Erection of one satellite dish, mounted to an existing chimney stack at low level.

PW/11/02717/FULNP

Seaward Properties, Courtlea Nursing Home and Magistrates Court, Rosemary Lane, Petworth

Planning Authority request to revise design.

SDNP/12/01626/FUL

Mr J Belbin, Swan House, Park Road, Petworth

Change of use of ground floor from retail (A1) to retail (A1) and/or financial and professional services (A2) and/or restaurants and cafes (A3) and/or drinking establishments (A4).

SDNP/12/03004/LIS

Mr D Treacher, Gofts House, Byworth Road, Byworth

Replacement of roof tiles and repair of flat roof.

Withdrawn Application

SDNP/12/03023/FUL

Mr & Mrs S Davies, The Old Tanneries, Byworth Road, Byworth

Regularisation of garden, an extension of proposed domestic curtilage, carport/tractor store, removal of existing crossover.

Application Refused (not yet seen by Committee)

SDNP/12/03373/LDP

The Trustees of the Woollcombe Will Trust, Stone Cottage, Byworth

Foul water and treatment system.

New Applications

Mr Fox asked Mr Robbie if he would like to speak on the following application.

SDNP/12/02721/OUT

Mr H Robbie, Land west of Woodlea, Northmead, Peworth

Erection of 21 residential dwellings (including 1 replacement dwelling and 20 new dwellings) to comprise 13 private residential dwellings and 8 affordable residential dwellings. Associated private amenity space and parking. An acre of public open space, a new access off North Street, two public parking places for visitors to the cemetery and new footpath link to Horsham Road.

Mr Robbie said he is acting on behalf of Mr & Mrs Howard, he thanked the committee for giving him the opportunity to explain about the revised plans, and the new proposed access road from North Street. Following the refusal of the original application he had worked with the District Council to ascertain what is and is not permissible. To move the access road to North Street it is necessary to relocate the memorial stone, this will be a feature near the entrance to the development, will be more prominent and a seat will be erected beside the stone. Highways has been consulted about the access. Laundry Cottage will be demolished, their surveyor has spoken with the residents of the three Leconfield properties fronting on to the Horsham Road, they will all have vehicular access with dropped kerbs to the rear. Properties Nos 1-8 to will be affordable housing managed by a Housing Association, Nos 9-21 will be private housing, consisting of 2, 3 and 4 bedroom houses. He produced a plan of the development showing Councillors where the properties are to be sited, there will also be a new footpath to the cemetery and two parking places for visitors. Referring to S106 money, there will not be any this time for the chapel as money has had to be set aside for the County and District Councils to cover infrastructure, school places, etc. He then offered to answer questions.

Mrs Goldthorp asked about input from the Leconfield Estate. Mr Robbie said Lord Egremont had been consulted from the start. Mrs Fynes liked the sound of the new footpath to the cemetery. A discussion took place on the affordable housing, although desirable, some Councillors were not happy that those on the waiting list who do not have connections with Petworth should be able to move in. Mr Robbie said this will not apply, they will be run under a 'Cascade Mechanism', which is only for local people. Some properties will only be for rent, others shared ownership, but the latter can only own 80% of the property, and all properties go back to the Housing Association for further local use and cannot be sold on. After Mr Robbie had answered further questions Mr Fox thanked him and drew the discussion to a close. He then asked Councillors for their decision.

Councillors were unanimous in their support of the development, noting especially the 'Cascade Mechanism' and the footpath to the cemetery.

SDNP/12/03372/HOUS

The Leconfield Estates, 269 Gunters Bridge, Balls Cross Road, Balls Cross

First floor extension to form an additional bedroom and extension to enlarge the existing bathroom.

No objection

SDNP/12/03370/FUL

Mr I Jones, St Mary's Cottage, Church Street, Petworth

Change of use of ground floor shop for residential purposes.

No objection

SDNP/12/03371/HOUS

Mr & Mrs S Evans, 12 Station Road, Petworth

First floor extension.

No objection

SDNP/13/00323/HOUS

Mrs S Davies, 53 Sheepdown Drive, Petworth

Side extension and ground floor deck (rear), change of use of loft space to provide one bedroom, bathroom and dressing room.

No objection

SDNP/13/00114/HOUS

Mrs Linda Roberts, The Old Coach House, A272 Brinksole Lane to Wakestone Lane, Foxhill, Petworth

Replacement natural slates on existing pitched roof. Replace flat roof portion of house with a new pitched roof with matching natural slate.

No objection, but the Clerk to send in a comment to ensure that all new slates are the same as existing.

8. ANY OTHER BUSINESS

Appeal: Mr Fox said that an appeal has been launched against the District Council's decision that the signs outside the Hungry Guest shop should be replaced.

There being no further business the meeting closed at 8.15 pm.