



Petworth Town Council

The Old Bakery, Golden Square,
Petworth,
West Sussex, GU28 0AP

Petworth Town Clerk
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A MEETING OF THE HIGHWAYS, TRAFFIC AND PLANNING COMMITTEE TOOK PLACE ON MONDAY 19TH APRIL 2021 AT 7.00PM VIA VIDEO CONFERENCING

MINUTES

PRESENT: S. Atkins (Chair), C. Sproson, C. Kemp, P. Hewlett, S. Frossard, D. Burden, L. Smith (Clerk) & one member of the public.

31/21 CHAIRMAN'S ANNOUNCEMENTS

The Chairman requested that mobile phones should be turned off and microphones muted when those present are not talking. He welcomed Mr Nutt, a resident from Rothermead, to the meeting and invited him to make his representation regarding the agent's proposed amendments to the plans for development on the land to the south of Rothermead. Mr Nutt shared his feedback on the proposals and Cllr Atkins thanked him for doing so. Cllr Atkins reported that Petworth Town Council would submit a response to the pre application through the planning process and advised that he would ensure the resident is sent a copy.

32/21 APOLOGIES FOR ABSENCE

E. Singleton, J. Fynes & J. Law.

33/21 DECLARATIONS OF INTEREST

None.

34/21 MINUTES OF THE LAST MEETING

The minutes from the Planning Meeting on 10th March 2021 were approved and signed by the Chairman as a true and accurate record of the meeting. Proposed by Cllr Atkins, seconded by Cllr Kemp & unanimously approved.

35/21 MATTERS ARISING FROM THE MEETING

None.

36/21 PUBLIC PARTICIPATION

There were no members of the public present.

37/21.1 PLANNING APPLICATIONS

SDNP/20/03876/HOUS & SDNP/20/03877/LIS

Removal of existing outbuilding and replacement with new timber framed outbuilding.

Raffin House, London Road, Petworth GU28 9LR

Comment: No objection.

37/21.2 SDNP/21/01514/HOUS

Proposed front and rear single storey extensions and internal alterations.
34 Littlecote, Petworth GU28 0EF

Comment: No objection subject to dark sky lighting provision and evidence that there is no negative impact on the adjacent buildings' ground floor windows in respect of light and privacy.

37/21.3 SDNP/21/01746/HOUS & SDNP/21/01747/LIS

Various internal and external alterations.
Limbo Farm, London Road, Petworth GU28 9LS

Comment: No objection.

37/21.4 SDNP/21/00924/CND

Variation on condition no. 2 (plans) on SDNP/15/01862/FUL.
Land at Rotherlea, Dawtrey Road, Petworth GU28 0EA

Comments:

General Layout

The building footprint to plots 2-28 inclusive appears to be reduced on the rear elevation; the submitted elevation drawings appear to be in excess of the approved drawings. The plot layouts to the south of the site have been amended and aligned to the site boundary, which appears to have been altered, however the entrance to the public footpath adjacent the school boundary has not been acknowledged in the site layout. The plans appear to prevent access to an unmanaged pedestrian path along the North boundary of Petworth Primary School, which had been in use for 50 years or more until it became overgrown through lack of maintenance when the Herbert Shiner School was closed. It provided unofficial access for the general public (to include parents of children at the school) to get from Grove lane, via the West Sussex County Council field, and through to the school main entrance on South Grove. There is currently a safeguarding issue as the school remains open to the public along the replacement path as it runs through the school grounds. Until the original path is restored the safeguarding issue will remain a problem and work has commenced to re-establish the route.

Drawing 'LAR AKSW XX XX DR C 9551 P01' shows plots 4-9 outside of the site boundary. Drawing 'LAR AKSW XX XX DR C 9551 P01' visibility splays for the access from the car park to South Grove are compromised by proposed parking spaces- drivers exiting the car park would have their view of on coming traffic from the school compromised by parked cars in the proposed on street spaces. Same applies to the spaces at the north of the site on Littlecote abutting the site on the highway.

Massing

Plots 1-3 FLATS ridge line is over and above that of the consented scheme by what appears to be 400mm.

Plots 4-9 FLATS ridge line is over and above that of the consented scheme by what appears to be 400mm.

Plots 10-15 FLATS ridge line is over and above that of the consented scheme by what appears to be 900mm.

Plots 18-34 HOUSES appear to be broadly as approved.

The scale and massing of the 3 storey elements was considered sensitive and out of scale in the original application, any further increase from the approved should not be accepted.

PTC requests that SDNP/CDC Officers require the applicant to demonstrate how they will control designated spaces outside of their site ownership, for parking spaces on the highway located on Littlecote and South Grove.

38/21.1 ADDITIONAL LATE APPLICATIONS

SDNP/21/01827/TPO

Notification of intention to re-pollard up to 4m on 1 no. Sycamore tree (T1). Prune overhang on northern sector or all round to previous points on 1 no. Sycamore tree (T2). Reduce height by up to 5m to below the apex of the wall. on 6 no. Hollie trees (G1).

New Grove, Grove Street, Petworth GU28 0BD

Comment: No objection.

39/21 DECISION SHEET

Decisions noted.

40/21 DATES OF SDNPA PLANNING MEETINGS

Dates noted.

Meeting Closed 8.08pm.

Signed
Chairman

Date.....