



Petworth Town Council

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

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A MEETING OF THE HIGHWAYS, TRAFFIC AND PLANNING COMMITTEE TOOK PLACE ON WEDNESDAY 14TH JULY 2021 AT PETWORTH TOWN COUNCIL, THE OLD BAKERY, GOLDEN SQUARE, PETWORTH & VIA VIDEO CONFERENCING, COMMENCING AT 7PM

MINUTES

PRESENT: S Atkins (Chair), C Kemp, P Hewlett, D Burden, J Fynes, J Law, S Frossard, L Smith (Clerk), and four members of the public.

63/21 CHAIRMAN'S ANNOUNCEMENTS

The Chairman requested that mobile phones should be turned off. He reported that a letter including revised plans and an intention to appeal the recent decision on application SDNP/21/00278/HOUS at Leith House had been received by the Council. The Chairman advised that he would circulate the letter to the committee and encouraged Councillors' feedback on whether a letter of support for the revised plans should be submitted to the South Downs National Park Authority.

64/21 APOLOGIES FOR ABSENCE

E Singleton & C Sproson.

65/21 DECLARATIONS OF INTEREST

None.

66/21 MINUTES OF THE LAST MEETING

The minutes from the Planning Meeting on 9th June 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.

67/21 MATTERS ARISING FROM THE MEETING

None.

68/21 PUBLIC PARTICIPATION

Speaking on behalf of the four members of the public present, one resident of Littlecote, Petworth made the following representations on the revised plans for the Square Field site

- There are a few mentions of "informal" parking arrangements that are extant, and it is understood by the residents that it is the public Highway and technically anyone can park in front of the properties on Littlecote.

The reality however is that being in a cul-de-sac means that this does not happen, or need to happen, and so effectively there is a custom and practice that we all respect, follow and are happy with. It would not be viewed as positive engagement with the residents to follow the letter of the law here and simply see the current parking arrangements as “fair game”.

- Double yellow lines do provide a valid solution to the problem of appropriate road width, but this comes with other impacts of course:
 - i. The parking lay-by as proposed moves the existing group of cars currently parked in front of properties some distance away, especially for the properties farthest from the current hammerhead
 - ii. New driveway parking: this proposal would specifically preclude No 1 from ever having a driveway, as the layby starts directly in front of the property
- Is the purpose of the lay-by in the proposal seen to be a formal place for the displaced cars of Littlecote to park once the roadway changes have been made? What is to stop other cars parking in that lay-by, given it will presumably be classified as public Highway.

The risk here is that with two extra developments being built and overall car numbers increasing, those parking spaces may end up being used by either Square Field or Rotherlea residents or visitors. Is it possible that these could be dedicated to Littlecote parking, with appropriate signage?

- Proposed additional visitor space: would this space be within the site boundary? As above, not sure how any overspill won't end up using the lay-by.
- Swept path diagram for vehicles turning: Is it viewed as safe to have vehicles turning into the left-hand turn into the houses and reversing back out into the flow, whilst vehicles entering the site pass around the bend from Littlecote?
 - i. Would it be possible to limit this risk, and also to save cars “rushing” up Littlecote towards the site, by implementing either an appropriate speed limit (15-20?) or traffic calming measures such as sleeping policemen?
 - ii. Is the so-called “visibility splay” meant to open the view round the bend for incoming cars?
- Whilst the developer is making an effort to respond to our concerns, solving the road width issue only at the entry point into the site is not going to resolve wider issues with the width all the way down Dawtrey Road to the roundabout on Station Road.

It is appreciated that all of those cars cannot also be displaced into laybys etc, as there is no space to do that, but it is difficult not to foresee a log-jam in that part of the road as the increased levels of traffic lead to greater potential delays getting to Station Road than there are now.

This should be looked at jointly by both new developments as it their traffic that is at the root of the problem, but presume sits with Highways to adjudicate on.

Cllr Atkins thanked those present for their participation and reported that he would send the residents' feedback to the developers of the Square Field site. He advised that the Clerk would organise a site meeting to which the residents would be invited as well as representatives from the South Downs National Park Authority, West Sussex County Council, Petworth Town Council and the developers of the Square Field & Rotherlea sites. Cllr Atkins reported that he would request physical and movement surveys of the site at the meeting, which he felt would be beneficial to consider whilst the developments are in the planning phase.

The four members of the public left the meeting.

69/21.1 PLANNING APPLICATIONS

SDNP/21/03206/TCA

Notification of intention to removal 3 no. limbs/branches (south sector) to reduce weight to main stem on 1 no. Horse Chestnut tree.

Petworth House, Church Street, Petworth GU28 0AE

Comment: No objection.

69/21.2 SDNP/21/03215/HOUS & SDNP/21/03216/LIS

Removal of glazed annex link addition to Grade II (1835) listed building. Proposed additional garden room, new porch and garage, external and internal alterations.

Police Station, Rosemary Lane, Petworth GU28 0BU

Comment: Support with a request for consideration of a construction phase management plan.

69/21.3 SDNP/21/03047/HOUS

Demolition of outbuilding, replacement rear extension and reconstruction of existing conservatory above brick plinth to create summer room.

Edge Hill Farm House, Byworth Road, Byworth GU28 0HR

Comment: No objection subject to dark sky lighting provision.

69/21.4 SDNP/21/02775/FUL

Creation of hardstanding for storage of farm machinery and forage.

Strood Farm, Shopham Road, Petworth GU28 0JN

Comment: Given that Petworth is in a rural location the Council supports this application which will benefit our farming community.

69/21.5 SDNP/21/03397/APNW

Construction of a lagoon/reservoir to hold 12,000 cubic metres of organic digestate, for spreading onto the surrounding agricultural fields, to improve soil quality and to improve sustainability, productivity and the quality of agricultural crops.

Soanes Farm, Haslingbourne Lane, Petworth

Comment: Given that Petworth is in a rural location the Council supports this application which will benefit our farming community.

69/21.6 SDNP/21/03117/FUL & SDNP/21/03118/LIS

Landscaping works and installation of metal railings to the rear flat roof of the building. Proposed rebuilding and reinstatement of part of garden stone wall.

Black Horse Inn, Byworth Road, Byworth GU28 0HL

Following discussion it was agreed that a comment on the application would not be submitted due to queries regarding the drawings received. The Chairman asked the Clerk to seek confirmation that the drawings submitted with the planning application represent what has been built at the property and to request a drawing with the pre-existing and the existing plans overlaid, for clarity.

69/21.7 SDNP/21/02121/HOUS

First floor extension, roof extension and conservatory to side elevation. Installation of 1 no. attic dormer to rear and removal of 1 no. chimney.

332 Grove Street, Petworth GU28 0BD

Comment: No objection subject to dark sky lighting provision.

70/21 ADDITIONAL LATE APPLICATIONS

There were none.

71/21 DECISION SHEET

Decisions noted.

72/21 UPDATE ON ROTHERLEA & SQUARE FIELD

The Chairman invited members of the committee to attend the site visit which would be organised to discuss the revised plans received for the Square Field site. He asked the Clerk to circulate details of the meeting to the committee, once they had been confirmed.

73/21 SIGNAGE REQUEST – PETWORTH COTTAGE NURSING HOME

The committee considered an email received from Cllr Scallon regarding proposed signage at Petworth Cottage Nursing Home. Following discussion, it was agreed that the Nursing Home should submit a grant application with a quote for the proposed signage, for consideration by the Finance & General Purposes committee.

74/21 PATHWAY IMPROVEMENTS REQUEST – HAMPERS COMMON

The committee considered a letter received from a resident of Hampers Green requesting a ramp be installed up the grass bank, opposite the entrance to Petworth Park. Following discussion, the Chairman asked the Clerk to seek the view of the Leconfield Estate and to report back to the committee for further consideration.

75/21 DATES OF SDNPA PLANNING MEETINGS

Dates noted.

Meeting Closed 8.21pm.

Signed
Chairman

Date.....