



# 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 8<sup>TH</sup> SEPTEMBER 2021 AT PETWORTH TOWN COUNCIL, THE OLD BAKERY, GOLDEN SQUARE, PETWORTH, COMMENCING AT 7PM**

## MINUTES

**PRESENT:** S. Atkins, J. Law, C. Sproson, E Singleton, C Kemp, P Hewlett, J Fynes, S Frossard, L Smith (Clerk) and 3 representatives of the companies involved in the Square Field planning application.

**87/21 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman requested that mobile phones should be turned off.

**88/21 APOLOGIES FOR ABSENCE**

D. Burden.

**89/21 DECLARATIONS OF INTEREST**

None.

**90/21 MINUTES OF THE LAST MEETING**

The minutes from the Planning Meeting on 11<sup>th</sup> August 2021 were approved and signed by the Chairman as a true and accurate record of the meeting. Proposed by Cllr Singleton, seconded by Cllr Frossard & unanimously approved.

**91/21 MATTERS ARISING FROM THE MEETING**

None.

**92/21 PUBLIC PARTICIPATION**

Representatives from the companies involved in the Square Field planning application updated the committee on the project. They reported that the planning application had been submitted on 3<sup>rd</sup> August 2021 and that they hoped for a decision before the end of the calendar year. They advised that one objection had been submitted to date and that they would like to meet with the local residents on site to discuss their thoughts on the plans that had been submitted. The developers reported that in their view the problems cited by residents with regards to parking and vehicles being unable to pass one another on Littlecote were existing issues and had not been caused by the proposed development. They advised that in their view, the proposal was an improvement on the current situation caused by the existing highway and parking provision in Littlecote, at the proposed entrance to the Square Field site. The developers advised that alternative options to those submitted could be discussed further with residents and the Town Council. Cllr Atkins thanked the members of the public for coming and

advised that the Council's response to the Square Field planning application would be uploaded to the South Downs National Park Authority portal.

The members of the public left the meeting and the meeting reconvened at 7.48pm.

### **93/21.1 PLANNING APPLICATIONS**

#### **SDNP/21/03905/FUL**

Residential development comprising 45no. dwellings together with access, parking, landscaping, and associated works.

#### **Square Field, Littlecote, Petworth**

**Comment: The Council supports the application which is in line with the Petworth Neighbourhood Plan, however they are still concerned about the safety of the access to the site mindful of the street arrangement from Littlecote. The Council acknowledge that the applicants are amenable to resolve these safety concerns and are offering a workable solution, however it is the Councils view that is dependent on inclusion of highway works associated with the Rotherlea development which are outside of the control of the applicant. Therefore, the decision makers must look for a mechanism to ensure that the works as outlined on the plans can be delivered as a whole, rather than in piecemeal. The Council support the site layout, density and landscape led approach. The Council would welcome some character diversity to the elevations, delivered through quality external materiality that would relate to, and celebrate the character of Petworth.**

### **93/21.2 SDNP/21/03837/FUL & SDNP/21/03838/LIS**

Change of use from Class E(b) (sale of food and drink for consumption (mostly) on the premises) to Class E(a) (display or retail sale of goods, other than hot food) alongside a minor change to the rear elevation, to reflect a change of use from a cafe to an artisan butchery; the first floor will remain as a kitchen/ preparation area.

#### **The Hungry Guest Café, Lombard Street, Petworth GU28 0AG**

**Comment: The Council supports the application and welcomes the change of use providing retail use on the site. The Council requests that appropriate conditions are provided to ensure that any mechanical plant does not cause harm to adjacent dwellings.**

### **93/21.3 SDNP/21/03721/HOUS**

Two storey side and rear extension.

#### **68 Hampers Green, Petworth GU28 9NP**

**Comment: No objection.**

### **94/21 ADDITIONAL LATE APPLICATIONS**

There were none.

### **95/21 DECISION SHEET**

Decisions noted.

### **96/21 BREACH OF CONDITION**

The Council noted the breach of condition notice planning reference SDNP/21/00040/BRECON

### **97/21 BUS BACK BETTER**

Cllr Atkins asked Cllrs to review the bus back better consultation and to submit any feedback to the Clerk by Friday 10<sup>th</sup> September 2021.

### **98/21 DATES OF SDNPA PLANNING MEETINGS**

Dates noted.

Meeting Closed 8.45pm.

Signed .....  
Chairman

Date.....