

Date: Tuesday 14th May 2024

Present: Mr A Burbridge (AB), Mr P Drummond (PD), Mr A Jackson (AJ), (Planning Committee Chairman), Mrs S Winship (SW), Mr H True (HT), Mr T Worrall (TW)

Apologies: Mr M Ogden-Meade (MOM), Mr M Watson (MW),

In Attendance: Mrs L Davies, Parish Council Clerk

Members of Public: 4

The Planning Committee Chairman opened the meeting at 8.00 pm.

1. Apologies for Absence:
Received and accepted from Mr Ogden-Meade and Mr Watson.
2. Declaration of Members' Interests:
PD declared that he believed that the electricity transformer served his property. AB declared that he was a neighbour to Sole Copse Barn and also knew the landowner involved with the Stable Field footway. TW declared that he also knew this landowner.
3. Public Participation:
The members of public were developers associated with Tanglewood and Ansells Yard. They had attended to hear discussion relating to the Stable Field footway. They were asked to give explanation and expressed concern about public access over the section of path in front of Park Lodge and the implications for the provision of a connecting footway along Kirdford Road. They wanted to ascertain if Condition 10 in the decision notice aligned with Parish Council expectations. From a planning perspective, the condition gave a layer of doubt. They confirmed that non-financial discussions had been held with the landowner. In discussion with West Sussex County Council (WSSC), they were aware that a route on the opposite side of the road was achievable but preferred the option supported by the village. They believed that the Parish Council's objection to the application was withdrawn on the basis that access for all was secured, which they felt had not been achieved. They attended the meeting, not just for their own interest, but the wider issue of securing access for existing and future residents and users of the open space. Pre-application advice with both Chichester District Council (CDC) and WSSC confirmed that they technically did not need a footway for planning, but they were aware that this was a village aspiration and could also see the wider benefits for the village. Tanglewood and Ansells Yard were combining consultants to reach agreement with the footpaths. They were not unrealistic and appreciated that there was a cost recovery involved and were also aware that putting in an alternative route came at a cost.

4. New Planning Applications:

The following applications were reviewed and the response agreed:

Application Number	Application Details
WR/24/00848/PLD - Case Officer: Miruna Turland	Mr D Mitchell 1 & 2 Orfold Farm Cottages Billingshurst Road Wisborough Green Proposed lawful development certificate for the amalgamation of 2 no. dwelling houses (1 & 2 Orfold Farm Cottages) into 1 no. dwelling with no external changes. O.S. Grid Ref. 505903/125119 <u>No Objection</u>
SDNP/24/01745/OHL Overhead Electricity Lines Case Officer: Jemma Frankland	Paul Roberts, Scottish and Southern Electricity Networks Land West of North Springs, Horsebridge Hill, Wisborough Green, RH20 1JP Exemptions notice from the Electricity Act 1989 (by falling within the Overhead Lines (Exemption) (England and Wales) Regulations 2009) - To replace the existing single pole mounted transformer with a new single pole mounted transformer (Ref: FBW139). O.S. Grid Ref.502613/121413 <u>No Objection</u>

5. Stable Field Footway:

Explanation was given to the footway route and provision, the area of concern relating to the short section in front of Park Lodge. The area within Stable Field was now on Parish Council land, as was the section on the Village Green. It was confirmed that the developer was providing the section in Stable Field and in front of Park Lodge, and a Community Highways Scheme application was progressing for the section on the Green; if the application was unsuccessful, the Parish Council would need to consider how or if this was achieved. It was noted that a footway along Kirdford Road, even without the section in front of Park Lodge, was a major improvement on the current need to walk along the road edge. The Parish Council's amended condition was displayed with the actual Condition 10. The Clerk reminded members that the Planning Officer had difficulties in linking the condition to planning policy. After some further discussion, it was agreed that it was not the Parish Council's role to act as a negotiator and the developers were encouraged to have further discussion with the landowner. The Parish Council hoped that agreement was reached to provide the footway along the preferred route.

8.27 pm – 4 members of public left the meeting room.

6. Sole Copse Barn (WR/21/03622/FUL):

The Parish Council had received an email from the applicant. It appeared that CDC was minded to refuse the application without Parish Council support. The applicant was threatening alternative uses which appeared to be a blatant attempt to divert the decision-making process. It was noted that the Parish Council had first discussed and objected to the application in April 2022. The comments were reviewed in July 2023 following an onsite meeting. The applicant made a further presentation at the February 2024 meeting where Members agreed that the Parish Council would not withdraw or change previous comments. **Members agreed that no new information had been provided which would alter the Parish Council's response. For full transparency, it was agreed that the email should be forwarded to CDC. The applicant to be advised.**

7. Any Other Planning Matters to Report:

- a. Local Plan Housing Allocation: TW advised that he had circulated a document link where he believed that wording relating to the housing allocation could be challenged.
- b. Stable Field Development: The Clerk reported that a Kirdford Road resident had emailed about the Parish Council's support for Stable Field. In discussion with PD and AJ, a response had been sent which explained the Parish Council's planning role and Neighbourhood Plan consultation process; the explanation was accepted. This action was supported.
- c. Village Green Registration: Members were asked to review the criteria. To be included on the next full Council meeting agenda.
- d. Condition of the A272: AB requested that this also be included on the agenda. The Clerk advised that she had just received an update following her email to the Cabinet Member; at AB's request she would try to obtain specification details for discussion next week. SW advised that the fatality on the way to Petworth had been caused by a medical episode and not the pothole.

8. Date of Next Meeting:

Parish Council Annual Meeting – Tuesday 21st May 2024 at 7.45 pm

There being no further business the meeting closed at 8.45 pm.

Signed by the Chairman: Date: