

STEDHAM WITH IPING PARISH COUNCIL

Chairman: Eddie Lintott
Clerk: Jane Crawford
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MINUTES: Meeting of Stedham with Iping Parish Council Planning Committee
No. 14/1(15-19)

Held on: Wednesday 27 April 2016 at 6.45 pm

At: Stedham Memorial Hall

Present: Eddie Lintott Planning Chairman
Debra Chalton
Colin Moseley
Lucy Petrie
Caroline Frost
Olia Mitskevich
John Wheelhouse

In attendance: AH the architect, the applicants and 2 parishioners

The Openness of Local Government Bodies Regulations are in force, giving a right to members of the public to record (film, photograph and audio-record) and report on proceedings at meeting of the Council and its Committees.

1. **DECLARATIONS OF INTERESTS:** Colin Moseley: Item 4 Hamilton Arms, as a neighbour.
2. **APOLOGIES FOR ABSENCE:** None
3. **MINUTES OF MEETING:** No 13/1 (15-19) held on 13 April 2016 were agreed and signed.
4. **APPLICATIONS**
SDNP/16/01374/FUL - Stedham Sports Ground - Proposed new tennis court/multi-use games area with high chainlink fencing enclosure. All in favour. SIPC: support.

SDNP/16/01751/HOUS - Hall Cottage Sandy Lane- Conversion of garage area to living accommodation, sun room, single storey rear extension and tile hanging to front elevation. All in favour. SIPC: support.

SDNP/16/01516/HOUS - Meadow Hills - Single storey rear extension.

It was noted that there were two rooflights, only one of which was marked on the ground floor plan - the one in the family dining room had been omitted. There were no drawings detailing these rooflights and SIPC trusted that steps would be taken to ensure they would not emit light in line with SDNPA's dark night skies policy. All in favour. SIPC: support with the above comments.

SDNP/16/01511/FUL - The Hamilton Arms - 8 no. tourist rooms and associated works. Councillors had been on a site inspection.

The plans were for a substantial building on the northern boundary of the pub together with two mobility units on the east and west of the car park. The applicant's architect explained that sustainability was the theme in the hope that the tourist rooms would help the Hamilton Arms be successful for many years. The applicants had been in business for 24 years and things had become difficult over the last 5 to 6 years. Many customers had asked for overnight accommodation and this would encourage more people to come in. Breakfast would be provided in the main pub building. The units would be used for the whole year.

A parishioner, who lived nearby, said it was a significant development for the size of the plot. The applicants had said there would be three extra parking spaces, whereas the number at 21 was the same as now. Currently, parking was an issue with pub customers parking on School Lane and some residents from Common View used the car park. Parking was an issue and accuracy on the forms would be preferred.

No mention was made of the rainwater drainage ditch which ran on the west and north of the site and was known to flood. On two points it was an incorrect application.

John Weelhouse noted the removal of the hedge which could compromise the drainage ditch. Although West Sussex might have extra tourists, was Stedham the right place? He asked why the applicants had gone for 8 units.

AH: It was a forecast of the demand and scale of economy. If the development was not big enough, it would be difficult to justify its business case.

JW was concerned about the size of the building which could be cut by having one shared staircase for the two top units, instead on one each. He had looked at the size of units which at 27 m² were 1.5 times larger than Travelodge at 17 m². The disabled units were not well designed and looked like caravans in a car park.

It was noted there was nothing in the plans for heating or a boiler and although the documents mentioned sustainability, there was no mention of energy saving such as photovoltaic tiles on the roof which could contribute to it.

A question was asked about whether the old village shop building and two caravans on the site were occupied. AH: They were unofficially occupied at the current time.

A parishioner re-iterated the importance of looking after the ditch as it water could be 3' deep when it flooded with all the water from Stedham Common and the A272.

The plans did not show the main sewer which ran through the car park to the rear of the Hamilton Arms – building and planting would have to avoid it.

Olia Mitskevich said the plan should be based on quality data of a demand and need analysis which would show that the plan was viable and which could then gain SDNPA support. However, they generally preferred businesses to grow organically.

Debra Chalton had concern over parking.

JW suggested SIPC should recommend refusal in its current state of overdevelopment, public utilities and need criteria. All object. SIPC: Object on the grounds above.

5. **SDNPA DECISIONS:**

SDNP/16/00933/HOUS – Mill House Iping – Replace existing cover parking area with timber framed carport (cart shed). **SDNPA approved**

SDNP/16/00841/HOUS - Downview Sandy Lane – Loft conversion. **SDNPA approved**

6. **DECISIONS AWAITED**

SDNP/13/06169/ROMP - Minsted Sandpit - Periodic review of minerals planning permission.

SDNP/16/00131/HOUS - Tote Hill Cottage Tote Lane Stedham - Demolition of larder and boiler room and construction of part 2 storey extension and alterations.

SDNP/15/06516/FUL - 3 and 4 St Cuthmans Tote Lane Stedham - Demolition and replacement of 2 no. 3 bedroom semi-detached houses with 2 no. 2/3 bedroom semi-detached houses with garages.

SDNP/16/01411/HOUS – New Cottage Iping Lane - New ground floor rear extension with glass link to rear outbuilding, new entrance porch and ground floor front elevation modification.

SDNP/16/01462/HOUS and SDNP/16/01463/LIS Stubbs Hill Paddock Iping Lane - First floor space within existing garage following the raising of the roof by 500mm.

7. **PUBLIC INQUIRY**

Commons Act 2006 - Section 38: Proposed works on Iping and Trotton Commons (Fencing) – Report on Public Inquiry.

8. **APPEAL: APP/Y9507/D/16/3145105 ref SDNP/15/05144/HOUS Talbots Ash Lane**

9. ENFORCEMENT

St Cuthman site –asbestos.

SDNP/16/00120/COU Minsted Heath Barn (Poultry Farm) – Use of land as storage for cars and caravans.

10. CORRESPONDENCE/emails

11. DATE OF NEXT MEETING: To be arranged when there is an application

CONCLUSION: 6.40

CHAIRMAN..... DATE.....