

BRAMBER PARISH COUNCIL

DRAFT MINUTES OF PLANNING MEETING

Monday 26th June 2017 at 6.00 p.m.

Present: Councillors R.Potter (Chair), N.Stubbs , M.Tilley, M.Croker, D. Goodall, D.Kitson, T.Bignell and the clerk.

In Attendance: 4 members of the public.

1. Apologies for Absence

Apologies were received from Councillors J.Goddard and S.Green.

2. Declarations of Interest

Councillors Goodall and Kitson declared personal interests in application DC/17/1245 and took no part in the decision.

3. Questions from the Public

All members of the public present wished to comment about the Clays Hill application (DC/17/1245).

The major concerns expressed were about the change of location on the site of the proposed house and its proximity to the neighbouring property, the problems that the slope of the site will cause and also the efficiency of the proposed sewerage tank and the access on to Clays Hill.

4. Planning Applications

The council then considered the following applications:

DC/17/1245 New House on Clays Hill

The council objected to these plans on the following grounds:

1. The council strongly believes that this application should be considered as a new plan and *not* as an amendment. The proposed house is in a completely different location on the site and the design quite different from that previously proposed.
2. The scale of the proposed structure is far too large for the site particularly as it is situated on a slope.
3. The changed location means that the proposed building has moved nearer to the neighbouring property ensuring that the neighbour's very close side outlook will be entirely of a solid brick wall. The building line at the rear will now extend beyond this property.
4. Councillors were very concerned that the plans did not show a comparable elevation in relation to the neighbouring property i.e. as shown in diagram 510/P9A in DC/17/1088. There is considerable concern as to the extent of excavation that will be necessary due to the slope of the land.

5. The plans indicate that a septic tank is to be situated at the highest point on the site. This indicates that there will be a further need for intensive excavation. The plans do not show any tree planting to alleviate moisture and therefore increase the efficiency of the system. There is concern over potential seepage on to the public highway.
6. Access on to the road has now moved closer to the entrance to Maudlin Lane. Speeding remains an issue on this busy road and residents there have reported problems when turning right into their properties due to vehicles speeding around the bend at the top of Clays Hill: this will be further increased with this proposal.
7. The council also has major concerns about access to the site by construction vehicles during building work.

DC/17/1328 Pantiles Maudlyn

The council had no objections to this application.

SDNP/17/02771/FUL Formerly Annington Mere Cottages

The council discussed this proposed development at length and the majority view was that this was an attractive proposal but that it would have been preferable to have all three proposed houses having three bedrooms only. Councillors also felt that there was insufficient parking places indicated on the plans. The clerk will include these comments to the South Downs Planning Authority.

5. Any Other Planning Business

Councillor Potter reported that Steyning PC had approved a proposal to continue the Neighbourhood Plan with the three smaller parishes. Bramber councillors decided to defer a final decision until the other parishes had made their decisions but would be happy to proceed if all parishes agreed.

Closed Session

The council agreed following advice from the Commissioner's office to grant the second Freedom of Information request.