

ITCHINGFIELD PARISH COUNCIL

Monday 19th July 2021 in the David Francis Room of the Village Hall

Present:

Cllr Penny Simpson – Chairman

Cllr James Sheppard – Vice Chairman

Cllr Brian O'Connor

Cllr Alan Peers

Cllr Roger Pellow

The Clerk Jan Critchley

- 68 Apologies for Absence** – were received from County Cllr Amanda Jupp and District Cllrs Tricia Youtan and Stuart Ritchie.

The Chairman welcomed Richard French to the meeting. Richard is on the Itchingfield Neighbourhood Plan Steering Group and gave an update to the Parish Councillors on the latest on the Itchingfield Neighbourhood Plan.

69 Minutes of the last Meeting

The Minutes of the last meeting on 21st June 2021 had been circulated to all Cllrs ahead of the meeting. The Minutes were then accepted and signed by the Chairman.

Action

70 Matters arising from the Minutes

1. Minute 46:1 - Replacement shrubs for Chapel Road. The Clerk reported that the Parish Council is still waiting for the planting of the shrubs to be completed.

- 71 Planning Applications** – Circulated to all Cllrs ahead of the meeting. All Cllrs were asked to look at the planning documents for this meeting on the HDC Planning Portal ahead of the meeting.

1. New Applications

DC/21/0594. Muntham House School. Barns Green. Erection of detached classrooms. Revised application.

Itchingfield Parish Council is satisfied that the amendments given in the revised application overcome most of the Issues raised in objection to the original application. Therefore, Itchingfield Parish Council has no objections to this revised application and recommends this planning application for **Approval**.

DC/21/0850. Warrenhurst, Plumtree Cross Lane, Barns Green - Variation of condition 1 to previously approved application DC/17/2687, (Erection of a two storey three-bedroom dwelling with creation of a new highway access, laying of associated hard standing/parking, landscaping works and construction of a pedestrian pathway to Warrenhurst) to allow for amendments to the glazing fenestration and cladding alterations, adjustments of the lower ground floor plan, inclusion of Wienberger Brick "Old Horsham" range bricks to the elevation, reduction in number and size of roof lights and external alterations to walls and excavation works.

A previous Minor Amendments application was made under DC/20/2331 seeking similar non material amendments. This was refused by Itchingfield Parish Council and HDC. Further advice was sought by the applicant from HDC who advised the applicant that due to the scope of the requested variations a material amendment application should be submitted. The original application was granted due to outstanding design, low environmental impact construction and use of renewable energy systems to provide internal temperature control and power. Two of the major environmental cornerstones of the proposed dwelling were the use of a photo voltaic roof system to provide electricity, and the extensive use of non-fired clay bricks with material source and manufacture on site. The proposed dwelling has no renewable energy source stated and the non-fired bricks are only used in a minor and subsidiary manner.

The site lends itself to the use of solar energy sources for both thermal and electrical energy generation. Indeed, the design is optimised for solar gain with its curved roof line, not dissimilar to the roof of the Barns Green School. It is admitted by the applicant that the amendments are mainly requested to aid the construction of the dwelling in a cost-effective manner. The financial and construction issues inherent in building a bespoke and novel design of dwelling were always well understood by the well professionally qualified applicants and can form no part of a planning decision. The original application on a greenfield site

outside the BUAB of Barns Green was only allowed due to the high environmental credentials and outstanding architectural design. The amendments proposed detract from both elements in a substantial and material manner and therefore Itchingfield Parish Council recommends this planning application for **Refusal**.

DC/21/0916. James and Shona Kydd - Valewood Barn, Valewood Lane, Barns Green - Erection of a swimming pool.

Itchingfield Parish Council has no objections to this planning application and recommends for **Approval**.

DC/21/0952. James and Shona Kydd - Valewood Barn, Valewood Lane, Barns Green - Erection of single storey extension to dwelling house and conversion of existing garage into an annex.

Itchingfield Parish Council has no objections to this planning application as long as the annex is ancillary to the main house.

DC/21/1000. Mr Jonathan Lee, Hook Farm House, Itchingfield Road - Demolition of existing single store stables building. Construction of a part single storey, part two storey ancillary building to accommodate yoga studio, home office, stable, store and first floor annex. Associated hard and soft landscape works.

Itchingfield Parish Council are not willing to comment on this planning application until a floor plan of the proposed building is submitted. Once this has been submitted then Itchingfield Parish Council will be happy to comment.

DC/21/1296. Mr. and Mrs. Best, Locketts Farm, Bashurst Hill, Itchingfield -Erection of a three-bay garage with hobbies/games room over.

Itchingfield Parish Council has no objections to this planning application as long as the proposed building is ancillary to the main house.

DC/21/1313. Mr. and Mrs. Bruce McLeod, Richmond House, Rye Farm Lane, Barns Green - Erection of two Zero Carbon self-build properties to Passive Haus Standard.

The proposed development will take up a paddock attached to Richmond House, the proposed access is from Two Mile Ash Road. This site was put forward by the applicant on the "Call for sites" for the Itchingfield Parish Neighbourhood Plan and was not accepted. The proposed dwellings although of a high thermal efficiency will create an urban coalescence of properties in a rural road well outside the Barns Green BUAB and not included in the Itchingfield Parish Neighbourhood Plan currently at regulation 19 and which has been passed by the independent examiner or HDPF (2012). Thus, not complying with HDPF 2012 policies 1,2,3 and 4. Similar applications at Coombdale in Two Mile Ash and Trout Lane, DC/16/2247, as well as at Lower Batchelors, DC/20/1186 have been refused for similar reasons.

Therefore, Itchingfield Parish Council recommends this planning application for **Refusal**.

The Clerk to write to HDC Planning Department with the Parish Council's representations.

Action

72 Report by County and District Councillors –

There were no County and District Cllrs present but District Cllr Patricia sent the following brief report:

Report from District Cllr Patricia Youtan:

1. *"Apart from the site allocations explained by Norman Kwan earlier today, after I had spoken directly to his senior officer Caroline Howe this morning, it would appear that the dominant issue with HDC is the District Plan and this is affecting every area of our district. I am at a meeting discussing the Council meeting on the 28th of this month when we are supposed to vote the Plan through. However, there is a huge amount of concern and resident anger over the major sites proposed so it is expected to be a very long meeting indeed.*
2. *There appears to be no immediate work by the developers at Wellcross - as they are the same people proposing Buck Barn we assume they are too busy at the moment!"*

73 Accounts for Payment

1. There are seven payments to be paid.

£28.50 to EE Home Broadband in respect of the Internet Service for July 2021.

£20.25 to the Barns Green Village Hall Committee in respect of the Parish Council Meeting in June 21.

£100.00 to Pat Cochran in respect of Litter Warden duties for July 2021.

£1,500 to Itchingfield Parochial Church Council in respect of a grant for the upkeep of the churchyard.

This was agreed at the October 2020 Meeting.

£1,045.57 to the Clerk comprising of £977.68 salary for July 2021 and £67.89 expenses.

£934.02 to HMRC in respect of Employers and Employees Tax for April, May and June 2021.

£54.00 to the Royal British Legion in respect of the wreaths for Remembrance Sunday in November 2020.

74 Correspondence

1. A letter had been received from the Chairman of the Village Trust regarding the Barns Green Children's Playpark. The Clerk had circulated the letter ahead of the meeting. The letter requests assistance with funding to do urgent repairs to the Children's Playpark. It was proposed by the Chairman that the Parish Council gives the remaining balance of the Development Fund which is £1,500.00 to the Village Trust to put towards the cost of urgent repairs to the playpark, seconded by Cllr Roger Pellow and agreed unanimously. A cheque for £1,500.00 was drawn immediately to the Barns Green Playing Field and Village Hall Trust.
2. An email has been received from the Bookings Secretary of the Village Hall regarding the new Village Hall Access System. The Clerk will now have a fob to get in at the time of the Parish Council Meetings and has a code to be given to all Parish Cllrs to gain access. The Clerk to request an additional fobs for Cllrs James Sheppard and Roger Pellow as Emergency Planning Officers.

**Cheque
Drawn**

75 Highways

1. Valewood Lane – urgent flooding and drainage issues – The Clerk to ask County Cllr Amanda Jupp to still chase up this issue with Jeremy Quin MP and the Environmental Agency.
2. Cllr Sarah Peay referred to her enquiries to County Cllr Amanda Jupp regarding the traffic issues at the bottom of Bashurst Hill with the junction going onto the A264. The Clerk reported that Stephen Douglas at WSCC had sent a response to County Cllr Amanda Jupp which the Clerk will send onto Cllr Sarah Peay.
3. The Clerk said she had received notice of forthcoming highway repairs but The Hordens seems to have been omitted from the list. The Clerk will contact WSCC.
4. Operation Watershed – The Clerk said that she had contacted Sue Furlong at WSCC and she suggested that the Parish Council sends a copy of the Scope of Works submitted by Landbuild to at least two other contractors as the Parish Council cannot progress until we have at least three quotes. The Clerk will then send the information to Cllr Brian O'Connor to take over this matter.

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76 Red Telephone Kiosk - update

Cllr James Sheppard reported that Carl at Remember When UK had sent some photos showing of the progress to date. With regard to the site outside the Barns Green Sports and Social Club, the Chairman will chase up the Club Committee regarding the connecting of electricity. As the Kiosk will need to be put on a concrete base we will need to check exactly where the Kiosk can be sited. Cllr James Sheppard will contact Carl to obtain specification details for the concrete base. The Chairman to give Cllr James Sheppard contact details for the Club Committee.

Action

77 Annual Village Meeting – Postponed – new date to be confirmed

The new date to be Monday 4th October 2021.

78 AOB – none.

79 Date of Next Meeting

Monday 27th September 2021. There being no other business the meeting closed at 9.15 pm.