

AMBERLEY PARISH COUNCIL

Minutes from the Planning Committee meeting held on 26 July 2022 9am via zoom

PRESENT: Parish Councillors; Chair – Peter Cozens (PJC), Geoff Uren (GU) and Elizabeth Tooms (ET)

Also present: Vicky Spiers (the clerk)

1. Apologies for absence

Apologies received and noted from Jason Charman and Leigh Cresswell.

2. To receive declarations of interest from items on the agenda

None.

3. Adjournment to take questions or comments from the public

No members of public present but representations received before the meeting from The Amberley Society and 4 residents of Drewitts Farm site

4. To discuss planning application SDNP/22/02755/CND and compliance for Drewitts Farm, Church Street, Amberley and other planning matters from the site

As an introduction, PJC advised that over the last 17 years there had been huge number of planning applications submitted for the Drewitts site by the developer. The current situation is that serious concerns have been raised by some of the residents living on the development, including compliance, environmental and health & safety issues – the planning committee acknowledge and appreciate how worrying these concerns are for these residents.

The committee discussed the application SDNP/22/02755/CND which is for Gin Trap Cottage Variation of Condition 3 to amendments to previously approved application reference SDNP/14/01150/FUL (Variation sought to allow for two conservation roof lights in rear elevation of plot 9) – and it was resolved to put in an objection to this application on the grounds that the original planning approval recognised the needs for smaller housing in the Parish, by including roof lights in this roof space the property could be deemed to be a 3 bedroom residence rather than a 2 bedroom, the committee note that the buyer of the property has stated that he would not use as a bedroom but there is nothing to safe guard this from happening if the property was sold. The installation of the roof lights is in contradiction to the SDNPA Dark Skies Policy and may also set a precedent on the development.

The committee decided it was also important that despite the objections from the council (and other residents) if HDC are minded to approve then a planning condition should be added to ensure that the space is only used for storage and not as a habitable space.

PJC detailed a serious issue on the site with regard to the proposed access road, which has been marked out but not yet built. The plans for this indicate a continuous width of 4m, however at the pinch point and narrowest point of the it would only measure 3.2m meaning a fire engine would not be able to access the site. A resident has sought the expertise of a WS Fire Safety Officer who has confirmed this in a short report. After discussion it was agreed that the Parish Council would write to Jennifer Baxter at HDC Planning Compliance, attaching the Fire Officer's report.

The committee discussed various potential compliance issues on the site which have been flagged by The Amberley Society, it was noted that a few of the matters needed some

modification (PJC to contact The Amberley Society with these) but resolved that the parish council would send a covering letter to the Amberley Society's report to the HDC Compliance team and ask them to investigate.

The committee discussed the site management issues, including rats, foul smelling toilets and rubbish. It would be normal practice for a condition to be added to the planning approval.

PJC closed the meeting at 9.55am.

Vicky Spiers - Clerk to Amberley Parish Council

26 July 2022