

Stedham with Iping Parish Council

Chair: Neil Read

Clerk: Morag Birch

email: clerk@stedhamwithiping-pc.gov.uk

website: <http://www.stedhamwithiping-pc.gov.uk>

MINUTES: Planning Meeting of Stedham with Iping Parish Council - No. 3/Year 1/23-27

Held on: Thursday 29th June 2023 6:00pm at Stedham Memorial Hall

Present: Neil Read(Chair)
Ruth Cooper
Amanda Hollingshead
Terry Stevens
Rachael Wildman
Hannah Burton

In attendance: 8 members of the public

(**Note:** Unless otherwise stated voting on decisions/resolutions is unanimous)

1. APOLOGIES FOR ABSENCE: Jessica Simon

2. DECLARATIONS OF INTERESTS: Members of the Council each confirmed there had been no change in their Register of Interests.

3. QUESTIONS OR COMMENTS FROM MEMBERS OF THE PUBLIC

Majority of the members of public were present in relation to the planning applications (4.3 & 4.4) St Cuthman's School. Main points raised were as follows:

- Chair confirmed that an extension to the deadline for PC comment had been extended to 31st July so it was not a necessity to make a decision this evening.
- Local residents had formed a working group Friends' of Wispers including contracting experts on Planning and Traffic Control to examine the impact of the proposed development. It was suggested, given the complexity of the application, that it might be useful for the Parish Council to use/adopt the group's findings, if the Council is in agreement with said findings, as part of the Council's feedback to the Planning Authority.
- The Working Group advocated the Parish Council request an independent audit, which would be paid for by the applicant, with regard to the "enabling development" costs as submitted. Historic England's definition of "enabling development" is *development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure the future conservation of a heritage asset*. An independent audit would ensure the costs of conservation of the heritage buildings were accurate and this would be reflected in the number of new properties required to support said costs
- There are two routes of access to/from the site Tote Lane and a private driveway, with few passing places, to which local residents have right of access
- West Sussex Highways have not yet submitted a report, concern was expressed that Highways would not take into account recent changes in lifestyle, in particular, increased use of on-line purchases and consequent delivery vans.
- West Sussex County Council has indicated they would prefer the main access is not via the ancient, sunken lane, ie Tote Lane but via the private drive.
- The local residents confirmed they supported residential use of the property, but objected to the scale of the development which will lead to a significant increase in traffic compared to previous use as a small, weekly boarding school.
- The developers appear to be ignoring the increased use of the private driveway in transport statements
- The roads/paths around the development are used by walkers, cyclists and riders, including local and children from the local community camp site. Access to the new development will significantly increase traffic on these routes and will cut across existing bridleways

Stedham with Iping Parish Council

Chair: Neil Read

Clerk: Morag Birch

email: clerk@stedhamwithiping-pc.gov.uk

website: <http://www.stedhamwithiping-pc.gov.uk>

- The new housing will be closer to the campsite than existing premises. Historically there have been very minor issues related to noise at the site. Concern was raised the new development will lead to increasing confrontation with the campsite.
- The Friends' of Wispers Working Group will organise a Public Meeting in Stedham Memorial Hall on 6th July

4. PLANNING COMMITTEE(SIMON BARNARD)

4.1. SDNP/23/02421/PNTEL(Prior Notification telecoms – 28days Notice)

Location: Grass Verge O/s Stubb Hill House, Iping Lane, Iping, Midhurst, West Sussex, GU29 0PQ

Proposal: Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - 1 no. wooden telephone pole (ref: OLL_V8009/01).

Comment – N/A

4.2. SDNP/23/02381/MPO

Location: Spring Pond House Tote Hill Stedham Midhurst West Sussex GU29 0QH

Proposal: Application to vary a Section 52 Agreement for SD/1/72 (dated 12th July 1972) in reference to flat occupancy restriction.

Support. The owner of the property, present at the Council meeting, confirmed the reason for the application is to allow rental to 3rd party tenants not to allow the sale of the flat as a separate property.

4.3. SDNP/23/02188/LIS

Location: St Cuthmans School Tote Lane Stedham Midhurst West Sussex GU29 0QL

Proposal: Extension and alterations to facilitate the conversion of Wispers building to residential dwellings. Alterations to facilitate the conversion of ancillary buildings, comprising the Coach House and Potting Shed to residential dwellings. Extensions and alterations to two existing cottages

4.4. SDNP/23/02187/FUL

Location: St Cuthmans School Tote Lane Stedham Midhurst West Sussex GU29 0QL

Proposal: Change of use, extension and alterations to facilitate conversion of former school building, Wispers (Class F1.a) and ancillary outbuildings to residential use (Class C3) to provide fifteen dwellings. Re-use of former school grounds to provide nine new-build dwellings and extension of two existing cottages with landscaping enhancements, re-instatement of former access and parking provision. Demolition of existing dilapidated school buildings and refurbishment of existing club house and swimming pool house buildings for use of occupiers of residential dwellings.

Parish Council Comments for 02187 & 02188

- The increased traffic will impact the immediate surrounds of the new development and traffic through the village of Stedham accessing the site via The Street, Stedham Lane and Tote Lane
- The new development is not in line with Stedham with Iping's Neighbourhood Plan, this needs to be explored and documented further:
 - Sustainability and provision of affordable housing
 - Does not provide any benefits to the wider community
 - Apparent lack of use of green energy
 - Protection of the local rural infrastructure
 - Impact on dark skies policy
 - Increased traffic and possible increased speeding offences
 - No access to public transport
 - SDNPA Local Plan recommends new developments should have access to public transport
- **SIPC resolved to approve** the Chair's recommendations that the Parish Council record a very strong objection to the development with regard to its scale and the adverse impact it will have on the local infrastructure. **ACTION:** Prior to the objection being formally submitted to SDNPA all Councillors to prepare a list of objections and comments with supporting evidence and reference to the Neighbourhood Plan and reports as provided by the Friends' of Wispers Working Group.

Stedham with Iping Parish Council

Chair: Neil Read

Clerk: Morag Birch

email: clerk@stedhamwithiping-pc.gov.uk

website: <http://www.stedhamwithiping-pc.gov.uk>

- Chair also recommended that every resident also posted individual objections on the SDNPA planning website

5. DATE OF NEXT MEETING:

5.1. SIPC Meeting – 13th July 2023 @ 7:00pm in Stedham Memorial Hall

Conclusion 7:45pm

CHAIR:..... **DATE:**.....