East Lavington Parish Council

Minutes of the Extraordinary meeting of East Lavington Parish Council held on Wednesday 15th April 2020 at 6.30pm by 'Zoom' video conferencing
Also available at www.eastlavington-pc.uk (This meeting was recorded)
The meeting started at 6.30pm

Present: Cllr Charles Britton, Cllr Will Yates, Cllr Barry Gosden, Cllr Simon Longman & Cllr Patrick Limpus

In Attendance: Amy Harte (Clerk), James Wells, Peter Bradley, for Agenda item 5 Charles Britton.

1. **Welcome**
E01/20 Cllr Britton welcomed all present to ELPC's first meeting by video conferencing.

2. **Apologies**
E02/20 Cllr. Allan Sutton (District Councillor)

3. **Declarations of Interest**
E03/20 Cllr Britton declared a personal interest in Agenda point 5.

4. **Adoption of updated Standing Orders**
E04/20 Clause 3y added to the Standing Orders to allow meetings to be held remotely. This was read out to the meeting and it was unanimously RESOLVED to adopt the new Standing orders.

Cllr Britton handed over Chairmanship of the meeting to Cllr Yates (Vice-Chairman) and remained in the 'visitors' section of the meeting as Mr Britton.

5. **SDNP/20/01019/FUL Copse Cottage Norwood Lane East Lavington Petworth West Sussex GU28 0QG**
Replacement dwelling. Comments required by Thursday 16th April 2020

E05/20 Visitors were asked if they had any questions or comments to make. Peter Bradley asked about the hard and soft landscaping as he felt there was insufficient detail in the current application. James Wells replied and stated that this could be provided at a later date.
Mr Britton was asked if he had any comments to make, he said he did not.

E06/20 Cllr Yates explained the history of previous applications for Copse Cottage and then Cllr Gosden showed the Council plans with comparisons of the existing property, the previous application and the current application going into detail regarding area and previous advice given by CDC/SDNP. There was discussion on height, gross internal area and fenestration. Cllr Yates then asked the Council for their views on whether the application submitted fits with pre-planning advice and relevant planning policy. SD30, 31, 4,5,6 and 12 were all discussed in detail.

On SD30 & 31 Cllr Gosden presented an amount of information regarding the GIAs for the existing dwelling and the proposed dwelling. Councillors registered some uncertainty about the GIA of the existing property, but agreed that the proposed dwelling had a GIA in excess of the permitted 30%, possibly as much as 40%. Councillors therefore felt that it would be best to bring this to the attention of the planning officer.

On SD4 & 5 two Councillors, including the Vice-Chairman, felt the application was not landscape led, as the landscape was being altered to fit the proposed dwelling. The other two councilors felt that SD 4 & 5 had been satisfied. It was noted that the LVIA had been produced after the design had been completed.

On SD6 & 12 councillors agreed to submit a neutral response as there had been differing opinions expressed previously by the Planning Inspector, the Planning Committee and the Conservation and Design Team with respect to the proposed demolition of the existing dwelling.

A Summary of the proposed response was read by Cllr Yates stating that 'ELPC is unable to recommend approval of this application until it can be convinced in the points above, in reference to SD30 and 31 and SD4 and 5'. The Clerk pointed out that there would not be another opportunity to comment on the application as it stands and that the phrase 'unable to recommend approval' should be changed to 'unable to support' Cllr. Yates agreed and it was RESOLVED that the response from ELPC should state that "ELPC is unable to support this application until it can be convinced that all the points above in reference to SD30, SD31, SD4 and SD5 can be satisfied".

The meeting finished at 8.10pm

We confirm this is a true record of the meeting:

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Chairman & Vice-Chairman, 18th May 2020