



WISTON PARISH COUNCIL

Clerk: Matthew Thomas, Water Lane Cottage, Water Lane, Wiston, West Sussex, BN44 3DW
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Parish Council Planning Sub-Committee Meeting 23rd November, 6.00pm, at The Meeting Place Water Lane, Wiston.

Minutes

Present:	Cllr Garner (Chair), Cllr Leppard, Cllr Nash
Absent:	Cllr Goring, Steve Page
In attendance:	Mike Jones, Church Barn Group
Clerk:	Matthew Thomas
Members of the public:	James and Rebecca Luckin James and Caroline Grime

- 23.8 The purpose of the meeting was to consider an informal pre-application inquiry about a proposed housing development at Lower Hole Street Barn.
- 23.9 Mike Jones explained the proposal and the planning process. An initial application would be for the conversion of the existing barn buildings from class B1 use to residential use under the 'Class Q' 56 day rule. Once the use class had been changed, a second application would be made to convert the existing barns to residential buildings. But this would be an interim step towards a third planning application, to demolish the existing buildings and to build new ones, comprising 2 small cottages and 2 larger homes. The 2 small cottages would be affordable homes, probably to be rented to local people by the Wiston Estate.
- 23.10 The new buildings would be built to meet the latest building regulations, which are very energy efficient. However 'Passive House' levels of efficiency could not be achieved within the restrictions of designing buildings that aesthetically fit into the local landscape.
- 23.11 Mike Jones explained that the Parish Council would not be consulted by Horsham District Council on the change of use class application because this is given automatically after 56 days, provided the barns have been under agricultural use for at least 10 years. However the Parish Council would be consulted on the conversion of the barns to residential buildings and this would be the opportunity to raise any concerns.
- 23.12 With regards to timing, Mike Jones advised that planning permission to convert the existing barns to residential buildings would take approximately one year, and the build phase would take a further year.

23.10

The following issues were raised:

1. Visibility splay: Concerns were raised that the existing access was unsafe and that any widening would inevitably ingress into neighbouring property. An alternative access onto Hole Street further west was proposed.
2. Increased traffic: Mike Jones explained that this was an issue for traffic consultants but as far as he was aware, the intention was not to generate any more traffic movements than already occurs under the existing use.
3. Water neutrality: The need to establish water neutrality would be achieved by reducing water use elsewhere on the Wiston Estate.
4. Sewage treatment: This issue had not yet been resolved.

The Chair thanked Mike Jones for his time and the meeting closed at 19.00

Signed: S. C. Clanner Date:
Chairman