

Planning Committee (North)
6 JUNE 2017

Present: Councillors: John Bailey, Andrew Baldwin, Toni Bradnum, Alan Britten, Karen Burgess, Peter Burgess, John Chidlow, Roy Cornell, Christine Costin, Matthew French, Billy Greening, Tony Hogben, Liz Kitchen, Josh Murphy, Godfrey Newman, Stuart Ritchie, Claire Vickers and Tricia Youtan

Apologies: Councillors: Leonard Crosbie, Jonathan Dancer, Adrian Lee, Christian Mitchell, Connor Relleen, David Skipp and Simon Torn

PCN/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Liz Kitchen be elected Chairman of the Committee for the ensuing Council year.

PCN/2 **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED

That Councillor Karen Burgess be appointed Vice-Chairman of the Committee for the ensuing Council year.

PCN/3 **TO APPROVE THE TIME OF MEETINGS OF THE COMMITTEE FOR THE ENSUING YEAR**

RESOLVED

That all meetings of the Committee, including those dealing with strategic sites, be held at 5.30pm for the ensuing Council year.

PCN/4 **MINUTES**

The minutes of the meetings of the Committee held on 28th April and 9th May 2017 were approved as a correct record and signed by the Chairman.

PCN/5 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/17/0798 – Councillor Andrew Baldwin declared a personal and prejudicial interest in this item because he was the applicant. He withdrew from the meeting and took no part in the determination of the application.

DC/17/0570 – Councillor Liz Kitchen declared a personal interest because she knows the owners of the land.

PCN/6 **ANNOUNCEMENTS**

The Chairman welcomed the Interim Head of Development, Femi Nwanze, and introduced her to the Committee. She would carry out this role for several months until a permanent Head of Development was recruited.

PCN/7 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted.

PCN/8 **DC/17/0570 - HOLMBUSH FARM, CRAWLEY ROAD, FAYGATE (WARD: RUSPER & COLGATE) APPLICANT: MR PIERS CALVERT**

The Head of Development reported that this application sought retrospective permission for the widening of an access and erection of replacement gates, which were 1.3 metres high five-bar metal gates. The width of the access had been widened from six metres to ten metres. The application also included an area of hardstanding behind the hedgerow boundary.

A previous retrospective application DC/16/1821 for 2.5 metre high gates designed with overlaid vertical wood lapping had been refused.

The application site was located on the westbound side of the A264 between the Kilnwood Vale and Faygate roundabouts. The site was just within the High Weald Area of Outstanding Natural Beauty (AONB). Properties on the edge of Faygate were approximately 400 metres away, with two properties some 250 metres from the site.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. A total of 26 letters of objection from 15 households, including an objection from Holmbush House Management Company, had been received. Two members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principal of development; impact of the wider access and gates, and of the concrete hardstanding, on the character and appearance of the locality; the setting of Grade II* listed Holmbush House; and highway safety. It was noted that the Highways Authority raised not objection.

Whilst Members noted concerns regarding the applicant's intended use of the land, the proposal would fulfil an agricultural need and any temporary use of the land for event days would be considered under a separate planning application.

With regards to the concrete parking area, which ran alongside a hedgerow, Members were advised that there was no feasible way the applicant could mitigate the visual impact of the concrete, but with weathering it would appear less stark and it was noted that the Council's Landscape Officer raised no objection to it.

RESOLVED

That planning application DC/17/0570 be granted subject to the condition and reasons as reported.

PCN/9 **DC/17/0234 - LAND TO THE EAST OF LOWER LODGE, RYE FARM LANE, BARNES GREEN (WARD: ITCHINGFIELD, SLINFOLD & WARNHAM)**
APPLICANT: MR L GOOSSENS

The Head of Development reported that this application sought permission for the erection of a general purpose four metre high agricultural building for storing agricultural and forestry equipment and bales of hay. There would also be an area of hardstanding to the side of the building. The main access would continue to be from Plumtree Cross Lane, and a new 70 metre long access track from an existing entrance to the field on Rye Farm Lane was proposed.

The application site was located in the countryside, approximately 110 metres north-east of the edge of Barnes Green, in an agricultural field used for grazing livestock. The site was part of Marlands Park Estate, which included a farmyard that had permission for redevelopment into five dwellings. A railway line ran along the eastern boundary of the field. The closest dwelling was approximately 70 metres to the south.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Members were advised that the Council's Agricultural Advisor had confirmed that there was an agricultural need for a barn on the site.

The Parish Council raised no objection in principle to the application, and their two concerns had been addressed: the applicant had agreed to locate the barn closer to the railway line so it was further away from parkland; and a condition had been included to restrict the building's use to agricultural purposes.

Fifteen letters of objection from nine individuals had been received. Three members of the public spoke in objection to the application. The applicant and the applicant's agent both addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the character of the site and surroundings; amenity of neighbouring residents; and access.

Members considered the proposal, in particular concerns regarding the impact of the proposed access track. The applicant's intention to use the established northern access as the main point of access was noted.

Members concluded that the scale, design and siting of the building were appropriate for the rural setting, and the proposal would support the needs of the agricultural holding.

RESOLVED

That planning application DC/17/0234 be granted subject to the conditions and reasons as reported.

PCN/10 **DC/17/0798 - 5 DUTCHELLS COPSE, HORSHAM (WARD: HOLBROOK EAST) APPLICANT: MR ANDREW BALDWIN**

The Head of Development reported that this application sought permission for the erection of 1.25 metre high black railings at the front of the boundary of the property, either side of the central access.

The application site was located within the built-up area of Horsham on the southern side of Dutchells Copse and comprised a two-storey house with detached garage. The frontage was largely open with soft landscaping. The front boundaries of adjoining properties were a mixture of planting and brick walls.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

No consultations had been necessary for the application, and no representations had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the impact of the railings on the character and appearance of the site, and on neighbouring amenity.

Members concluded that the scale and height of the railings were appropriate for the site and surroundings.

RESOLVED

That planning application DC/17/0798 be granted subject to the conditions and reasons as reported.

The meeting closed at 6.45 pm having commenced at 6.00 pm

CHAIRMAN