

Planning Committee (North)
7 NOVEMBER 2017

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Andrew Baldwin, Toni Bradnum, Alan Britten, Peter Burgess, John Chidlow, Roy Cornell, Leonard Crosbie, Matthew French, Billy Greening, Tony Hogben, Adrian Lee, Christian Mitchell, Godfrey Newman, Brian O'Connell, Connor Relleen, Stuart Ritchie, David Skipp, Claire Vickers and Tricia Youtan

Apologies: Councillors: Christine Costin, Jonathan Dancer, Josh Murphy and Simon Torn

PCN/52 **MINUTES**

The minutes of the meeting of the Committee held on 3 October were approved, with an amendment to the attendance section, as a correct record and signed by the Chairman.

PCN/53 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/54 **ANNOUNCEMENTS**

There were no announcements.

PCN/55 **APPEALS**

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

PCN/56 **DC/16/2608 - POND FARMHOUSE, WORTHING ROAD, SOUTHWATER (WARD: SOUTHWATER) APPLICANT: CHURCHLANDS LTD.**

The Head of Development reported that this application sought permission for the erection of a detached dwelling within the residential curtilage of Pond Farmhouse.

The application site was located to the south of Pond Farmhouse and would utilise existing access off Worthing Road.

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. Seven letters of objection and three of comment had been received. A representative of the Parish Council 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 principle of development; character and appearance; impact of neighbouring amenity; highways.

Members concluded that the application would have a negative impact on both the local wildlife, the nearby listed building and would result in overdevelopment if permitted.

RESOLVED

That Planning Application DC/16/2608 be refused.

PCN/57 **DC/17/1566 - TANIMOLA, 2 TESTERS CLOSE, SOUTHWATER (WARD: SOUTHWATER) APPLICANT: MRS YETUNDE QUARTERMAINE**

The Head of Development reported that this application sought permission for the conversion of an existing double garage into a residential annexe. The application specified that the occupation of the annexe would be by a family member in connection to the occupation of the main dwelling.

The application site was located in the North West corner of Testers Close within the built up area of Southwater.

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. One letter of support had been received. Two members of the public spoke in objection to the application, the applicant and the applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members considered aspects of the proposal, in particular that the annexe could very easily be converted in to a separate dwelling in the future and may set a precedent for future applications.

Members concluded that the application should be refused due to overdevelopment and parking concerns.

RESOLVED

That Planning Application DC/17/1566 be refused.

PCN/58 **DC/17/1410 - THE PADDOCK, ST LEONARDS PARK, HAMPERS LANE, HORSHAM (WARD: FOREST) APPLICANT: MS L DAVIES**

The Development Manager reported that this application sought permission for the change of use of an existing paddock to allow use for animal assisted therapy as well as the erection of an associated cabin, fencing and increased hardstanding area.

The therapy sessions would take place between 10am and 2pm for three days per week.

The application site was situated within the High Weald Area of Outstanding Natural Beauty. St Leonards Park House was located to the north of the site.

The site was located to the north and west side of Hampers Lane.

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 raised no objection to the application. Seven letters of objection had been received. The applicant and the applicant's agent addressed the Committee in support of the proposal.

Members concluded that as long as W/C facilities could be implemented the proposal was acceptable.

RESOLVED

That Planning Application DC/17/1410 be approved.

The meeting closed at 6.31 pm having commenced at 5.30 pm

CHAIRMAN