

**Planning Committee (South)**  
**15 MAY 2018**

Present: Councillors: Paul Clarke (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, David Coldwell, Brian Donnelly, David Jenkins, Nigel Jupp, Liz Kitchen, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines and Michael Willett

Apologies: Councillors: Brian O'Connell, Ray Dawe, Gordon Lindsay and Claire Vickers

**PCS/87 MINUTES**

The minutes of the meeting of the Committee held on 17 April were approved as a correct record and signed by the Vice-Chairman.

**PCS/88 DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

**PCS/89 ANNOUNCEMENTS**

There were no announcements.

**PCS/90 APPEALS**

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

**PCS/91 DC/18/0111 - CHILTON, WEST CHILTINGTON ROAD, PULBOROUGH**

The Head of Development reported that this application sought permission for demolition of a bungalow and the erection of five dwellings, comprising three 3-bedroom bungalows and two 5-bedroom houses, with associated garaging and parking.

The application site was located on the north side of West Chiltington Road, within the built-up area of West Chiltington Common, and comprised a generous triangular plot with various outbuildings, and the bungalow in the southern corner of the site. There were dwellings south and east of the site and the northern boundary, defined by a stream, formed the edge of the built-up area boundary.

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 an additional condition was recommended to require details to be submitted and agreed of all trees and hedgerows to be retained including their protection measures during works prior to works commencing. The Arboricultural Officer had advised that retained trees were outside prime amenity areas and therefore should not come under pressure to be removed in the future.

The Parish Council objected to the application. Ten letters of objection, one of support and one of comment had been received. One member of the public spoke in objection to the application. The applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to 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; affordable housing; visual impact and appearance; impact on trees; its impact on the amenity of residents; highways and parking; and drainage and flooding. It was noted that a flood risk assessment had been carried out which suitably demonstrated that flood risk could be mitigated.

**RESOLVED**

That planning application DC/18/0111 be granted subject to the conditions as reported, with an additional condition requiring that:

'No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail the trees and hedgerows to be retained, and the measures to be implemented to protect all trees and hedgerows within and adjacent to the site during demolition and construction works. The development shall be implemented strictly in accordance with agreed details.'

**PCS/92 DC/18/0371 - LONGBURY HILL HOUSE, VERAS WALK, STORRINGTON**

The Head of Development reported that this application sought permission for the erection of a two storey 4-bedroom dwelling with a ridge height of approximately seven metres to the south of Longbury Hill House. Parking areas for both the existing dwelling and new dwelling were also proposed.

The application site was located outside the built-up area of Storrington, with its southern boundary adjacent to the built-up area boundary, and comprised part of the curtilage of Longbury Hill House. The site was well screened with vegetation. The host dwelling was at a higher ground level than neighbouring

properties, which were a mix of single and two storey dwellings. Access up to the site was off Veras Walk 140 metres to the south.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Details of application DC/16/1908, and the reason that it was dismissed at appeal, 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 an additional condition, requiring details of all boundaries to be submitted and agreed prior to occupation of the new dwelling, was recommended.

The Parish Council objected to the application. Twenty-three letters of objection, from 18 households, had been received. One member of the public spoke in objection to the application. The applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council also spoke in objection to 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 and the DC/16/1908 appeal decision; design and appearance; the amenity of neighbouring properties and occupiers of land; landscape, trees and ecology; and highways.

Members discussed the differences between the current application and DC/16/1908 in the context of local planning policy and the appeal inspector's report. It was agreed that Permitted Development Rights for outbuildings should be removed to ensure that the spacious character of the site is retained. After careful consideration Members concluded that the proposal was acceptable.

#### RESOLVED

- (i) That planning application DC/18/0371 be determined by the Head of Development with a view to approval in consultation with the Local Members, subject to the consideration of any consultation responses received by the end of the consultation period on 15 May 2018.
- (ii) During determination of the application two additional conditions be added requiring that:
  - (a) 'Prior to the first occupation of the dwelling hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved boundary treatments have been fully implemented. The boundary treatments shall thereafter be maintained in accordance with the approved details.'

- (b) ‘Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Class E of Part 1 of Schedule 2 of the Order shall be erected, constructed or placed within the curtilage of the new dwelling hereby permitted without express planning consent from the Local Planning Authority first being obtained.’

PCS/93 **DC/17/2625 - LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought permission for the conversion of the former bank into four flats and one ground floor retail unit. Internal alterations and two single storey rear extensions, which would form part of the two ground floor flats, were proposed.

The application site was located in the centre of Steyning and was a Grade II Listed Building comprising the bank and a 4-bedroom first floor flat, surrounded by a mix of retail, commercial and residential buildings.

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 Local Member stated that he had asked for the four applications relating to 37 High Street, Steyning to come to Committee in March 2018 before successful negotiations with the applicant to secure the provision of an affordable housing contribution. He had not requested the applications be brought to this meeting, as stated in the report, but understood that his fellow Local Member would have asked it to be brought to Committee. The Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. One letter of objection had been received. One member of the public spoke in objection to the application and the applicant's planning consultant addressed the Committee in support of the proposal. 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; design and appearance; heritage impacts; residential amenity; highways; and affordable housing contribution. In response to concerns it was agreed that a condition requiring a Construction Management Plan could be added.

Whilst Members did not object to the development of the site in principle, they expressed concern at the lack of parking provision for the additional residential

units and retail unit in the town centre area where options for on-street parking were already restricted.

RESOLVED

That planning application DC/17/2625 be deferred to allow for discussion with the applicant to secure amendments to the proposal to provide for a proportionate level of on-site parking for occupiers of the development in consultation with Local Members.

PCS/94 **DC/17/2626 - LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought listed building consent for the conversion of the former bank into four flats and one ground floor retail unit. Internal alterations and two single storey rear extensions, which would form part of the two ground floor flats, were proposed.

The application site was located in the centre of Steyning and was a Grade II Listed Building comprising the bank and a 4-bedroom first floor flat, surrounded by a mix of retail, commercial and residential buildings.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation response from the Council's Conservation Officer, as contained within the report, was considered by the Committee.

The Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. Two letters of objection had been received. One member of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection to the application.

Members concluded that the application should be deferred because of the potential impact of the deferral of DC/17/2625 and subsequent amendments to that application and the impact this could have on this Listed Building Consent application.

RESOLVED

That planning application DC/17/2626 be deferred, as a consequence of the deferral of associated application DC/17/2625, to consider the impacts of any amendments made to DC/17/2625 on the Listed Building.

PCS/95 **DC/17/2620 - LAND TO THE REAR OF LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought permission for the erection of two 3-bedroom dwellings and the conversion of a barn to the south-west of the site into one 1-bedroom dwelling. Three on-site parking spaces were proposed.

The two dwellings would be adjacent to the northern boundary with their own amenity space and include timber cladding, facing brick and render, and full height glazing to the south, east and west elevations, with high level windows on the northern elevation.

The application site was located in the centre of Steyning and comprised the rear yard of the Grade II Listed Building which was the subject of applications DC/17/2625 and DC/17/2626, and a timber frame and flint barn that was adjacent to Charlton Street and south of Carters Barn, the neighbouring property.

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 Local Member stated that he had asked for the four applications relating to 37 High Street, Steyning to come to Committee in March 2018 before successful negotiations with the applicant to secure the provision of an affordable housing contribution. He had not requested the applications be brought to this meeting, as stated in the report, but understood that his fellow Local Member would have asked it to be brought to Committee.

The Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. One letter of objection had been received. One member of the public spoke in objection to the application and the applicant's planning consultant addressed the Committee in support of the proposal. 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; design and appearance; heritage impacts; residential amenity; highways; and affordable housing contribution.

Members discussed concerns regarding: the design of the new dwellings, which Members considered did not relate sympathetically to the surrounding conservation area; the scale and mass of the dwellings in relation to the application site and wider area; and the lack of sufficient parking provision and its impact on the nearby public highway.

RESOLVED

That planning application DC/17/2620 be refused for the following reasons:

- (i) The proposed new-build dwellings, by reason of their unsympathetic siting, scale, form, design and use of materials, represents an overdevelopment of the site and a form of development that would harm the special character and distinctiveness of the surrounding built heritage of the Steyning Conservation Area and adjacent listed buildings, contrary to Policies 33 and 34 of the Horsham District Planning Framework.
- (ii) The proposed development, by reason of the absence of sufficient parking both onsite and in the surrounding area, would fail to provide for adequate and suitably located parking to cater for the demand generated by the development thereby resulting in increased potential for anti-social parking in the area, contrary to Policy 41 of the Horsham District Planning Framework.

PCS/96 **DC/17/2621 - LAND TO THE REAR OF LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought listed building consent for the conversion of a barn into one 1-bedroom dwelling, together with associated internal works.

The application site was located in the centre of Steyning and comprised a timber frame and flint barn in the south-west part of the rear yard of the Grade II Listed Building which was the subject of applications DC/17/2625 and DC/17/2626. The barn was adjacent to Charlton Street and south of Carters Barn, the neighbouring property.

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 Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. These objections related in the main to the development of two houses in the rear yard under the accompanying application DC/17/2620. Three letters of objection from two households had been received.

Members considered the officer's planning assessment and considered the impact of the proposal on the special character and appearance of the Listed Building and concluded that the proposal was acceptable.

RESOLVED

That listed building consent DC/17/2621 be granted subject to the conditions and reasons as reported.

*The meeting closed at 5.10 pm having commenced at 2.30 pm*

CHAIRMAN