

Planning Committee (North)
4 SEPTEMBER 2018

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), John Bailey, Andrew Baldwin, Toni Bradnum, Peter Burgess, Roy Cornell, Christine Costin, Leonard Crosbie, Billy Greening, Tony Hogben, Adrian Lee, Christian Mitchell, Brian O'Connell, Connor Relleen, Stuart Ritchie, Simon Torn and Claire Vickers

Apologies: Councillors: Alan Britten, John Chidlow, Jonathan Dancer, Matthew French, Godfrey Newman and Tricia Youtan

Absent: Councillors: Josh Murphy and David Skipp

PCN/32 **MINUTES**

The minutes of the meeting of the Committee held on 7 August were approved as a correct record and signed by the Chairman.

PCN/33 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/34 **ANNOUNCEMENTS**

There were no announcements.

PCN/35 **APPEALS**

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

PCN/36 **DC/18/0995 - WELWYN, HAYES LANE, SLINFOLD**

The Head of Development reported that this application sought permission for the demolition of a detached bungalow and the erection of 14 residential units with parking and landscaping, and an additional access onto Hayes Lane. Three of the units would be affordable (one affordable rent and two shared ownership). Six unallocated and 36 allocated parking spaces were proposed. There would be terraced and detached properties and the proposal included a cul-de-sac. Vegetation would be retained to the south of the site and new planting provided between the Downs Link bridleway and the development.

The application site was located largely within the built-up area on the east side of Hayes Lane. The southern part of the site, which was outside the built-up

area, would not be developed other than with increased buffer planting. There were back garden fences along the west, north and part of the eastern boundaries. Six Acres was northeast of the site. The Downs Link with open countryside beyond was to the south.

Details of relevant government and council policies, 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. The Local Member had requested that the application be determined by Committee. Fifteen objections from thirteen households had been received, including one made on behalf of three different residents. One member of the public spoke in objection to the application and one member of the public spoke in support of it. A representative of the Parish Council spoke in objection to the application because of concerns regarding drainage and the need for satisfactory landscaping.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the character and visual amenity of the surrounding area; dwelling mix and affordable housing; the amenity of existing and prospective occupiers; access, parking and highway safety; ecology and biodiversity; and drainage.

In response to concerns regarding drainage issues in Hayes Lane, Members requested that Condition 7, requiring an approved drainage strategy, include consultation with Local Members. Members also stressed the importance of satisfactory landscaping to ensure the development was sympathetic to the character of the area, and it was agreed that Condition 10 would also be amended to include consultation with Local Members.

RESOLVED

- (i) That a legal agreement be entered into to secure the provision of on-site affordable housing.
- (ii) That on completion of (i) above, planning application DC/18/0995 be granted subject to the conditions as reported, with amendments to Condition 7 (Drainage) and Condition 10 (Landscaping) so that they include in consultation with Local Members.

PCN/37 **DC/18/0263 - FRIARS FIELD, BRIGHTON ROAD, MONKS GATE**

The Head of Development reported that this application sought permission for the change of use of a detached coach house into an independent 3-bedroom dwelling with its own garden. Access from Brighton Road would be shared with Friars Field and there would be two allocated parking spaces. Alterations to the building included five new windows, patio doors in place of the garage doors and a small extension to infill an overhanging roof.

The application site was located outside the built-up area boundary within Monks Gate, off the A281. It was a two storey building, within the curtilage of Friars Field, with garage and ground floor storage facilities and living accommodation on the first floor.

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 Lower Beeding and Nuthurst Parish Councils both objected to the application. Four objections had been received. One member of the public spoke in objection to the application 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 the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the character and visual amenities of the locality; the amenities of neighbouring occupiers; and highway safety. It was noted that visibility splays were required under Condition 9.

Members noted that the coach house could currently be used for residential purposes and that its appearance would not significantly change. In response to concerns regarding the amenity of the property to the south east, Members requested an additional condition regarding obscured glazing.

RESOLVED

That planning application DC/18/0263 be granted subject to the conditions as reported, and the following additional condition:

The dwelling hereby permitted shall not be occupied until the first floor windows facing south east, as shown on drawing no. P1001B, have been fitted with obscured glazing. No part of the windows that are less than 1.7 metres above the floor of the room in which they are installed shall be capable of being opened. Once installed the obscured glazing and non-openable

parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of the adjacent property in accordance with Policy 33 of the Horsham District Planning Framework (2015).

PCN/38 **DC/18/1486 - 20 ABBOTS LEIGH, SOUTHWATER**

The Head of Development reported that this application sought permission for a two storey side extension. The extension would cause the loss of a side garage, and the proposal included a new brick garage in the rear garden which would replace a timber outhouse/garage. The application was a resubmission of permission DC/15/1934, which was due to expire on 12 October 2018.

The application site was located within the built-up area of Southwater, east of Abbots Leigh and north of Turners Close. There was a mix of detached and semi-detached houses in the vicinity. A ten metre wide buffer zone separated the site from Turners Close.

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

Since publication of the report the Parish Council had confirmed their objection to the application on account of the loss of amenity and parking space. The Parish Council also requested that Permitted Development Rights (PDR) be removed and a condition added to ensure the extension could not be converted into a separate dwelling. Members were advised that the removal of PDR would not be considered appropriate in this instance given that the proposal is for household extensions. Such a condition would normally be appropriate for new build. However, it was accepted that the addition of a non-severance condition would be appropriate and help allay the Members' concerns regarding the use of the extension and garage. Fifteen objections 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, and the amenities and sensitivities of neighbouring properties. Members noted that the formation of a separate dwelling would require planning permission. Members sought assurance that the garage would be retained solely for private ancillary use as a garage.

Concerns regarding encroachment into the landscape buffer were discussed and it was agreed that an Informative would be added to advise the applicant of the buffer strip to the rear of the garden and the contents of the relevant legal agreement.

RESOLVED

That planning application DC/18/1486 be granted subject to the conditions as reported, and the following additional conditions:

- 01 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 20 Abbots Leigh as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 02 The garage hereby permitted shall be used only as a private domestic garage for the parking of vehicles or as ancillary accommodation incidental to the use of the 20 Abbots Leigh and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety and prevent an over intensive use of the use in accordance with Policies 26, 33 and 40 of the Horsham District Planning Framework (2015).

PCN/39 **DC/18/0864 - HALL HOUSE, THE HAVEN, BILLINGSHURST**

The Head of Development reported that this application sought permission for the erection of a three-bay stable block and a sand-school measuring 40 x 30 metres on land adjoining Hall House. The sand-school was intended for use by the applicant's family only.

The application site was located outside the built-up area and was part of a field north of Hall House, a residence with gardens and a drive accessed from Okehurst Road. To the west of the house there were two blocks of stables, hay stores and tack rooms with a separate access to Okehurst 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. Eleven objections, and one letter of support, had been received. Rudgwick Preservation Society and the Haven Society had both raised objections. One member 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 principle of development; its character and appearance; heritage impacts; impact on neighbouring amenities; and highway impacts.

Members discussed the siting and scale of the proposal and concluded that the development was appropriate to its rural location.

RESOLVED

That planning application DC/18/0864 be granted subject to the conditions and reasons as reported.

PCN/40 **DC/17/2424 - FORDCOMBE, COX GREEN, RUDGWICK**

The Head of Development reported that this application sought permission for a variation of condition 1 to permission DC/16/2925 for the construction of two 5-bedroom houses, with associated amenity and parking. The variation was for minor-material amendments to facilitate a revised site layout and positioning of the entrance gate, hard and soft landscaping proposals, solar panels, roof-lights and sun tunnels. The two houses were currently being constructed and a number of trees and hedgerows had been removed from the front boundary of the site.

The application site was located within the built-up area of Rudgwick. There was a mixture of dwelling types in the surrounding area within extensive curtilages. The site was accessed from Church Street to the south-east.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The response from the Landscape Architect, as contained within the report, was considered by the Committee.

The Parish Council raised no objection to the amended proposal. There had been 17 objections from 12 separate households, including an objection received since publication of the report regarding the removal of a tree. Two members of the public spoke in objection to the application and the applicant's agent 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 design, appearance and siting of the proposal, and its impact on amenity.

Members noted concerns regarding the loss of trees and sought assurance that the proposed replanting would be adequate and include native species including oak.

RESOLVED

That planning application DC/17/2424 be determined by the Head of Development with a view to approval, subjected to the submission and approval of an amended landscape scheme to address the request to replace proposed silver birches with oak trees, in consultation with the Local Member.

PCN/41 **DC/18/0150 - FARNBRAKES, CHURCH STREET, RUDGWICK**

The Head of Development reported that this application sought permission for a variation of condition 1 to permission DC/16/2668 for the erection of two 4-bedroom houses, garages and parking. The development had been constructed and the proposed variation to the approved floor plans, elevations, boundary treatments and site plan were intended to accurately reflect the buildings as constructed.

The application had been delegated to the Head of Development by the Committee in July 2018 to allow for further consideration of the rear fence and for a review of the height of the building (Minute No. PCN/14 (05.06.18) refers). The proposed variation had been further amended, following site visits by officers, to include alterations to the chimneys and fenestration to reflect the dwellings as built. In response to concerns the height of the rear and side fence had been reduced to a maximum of two metres.

Members were referred to the previous report which contained details of the site location, relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

Two additional conditions were recommended: one to require alterations to the height of the fencing to be carried out within one month of permission being granted; and one to ensure that the planting scheme is maintained for a period of five years.

Since publication of the report four objections had been received. Two members of the public spoke in objection to the application and one member of the public spoke in support of it.

Members noted the amendments to the dwellings as built and the proposed reduction in the height of the fence and concluded that the proposal was acceptable.

RESOLVED

That planning application DC/18/0150 be granted subject to the conditions as reported, and the following additional conditions:

- 01 The alterations to reduce the height of the boundary fencing, as indicated on drawing nos. 80-16-02b, 03c, 04c & 50a, shall be fully completed within one month of the date of this permission.

Reason: In the interests of the visual amenity of the area in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 02 Any plants as approved under the landscape scheme (ref: DISC/17/0087), which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The meeting closed at 7.22 pm having commenced at 5.30 pm

CHAIRMAN