

Planning Committee (South)
19 JUNE 2018

Present: Councillors: John Blackall, Jonathan Chowen, Philip Circus, Paul Clarke, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Lynn Lambert, Tim Lloyd, Paul Marshall, Mike Morgan, Brian O'Connell, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers and Michael Willett

Apologies: Councillors: Karen Burgess, David Coldwell and Gordon Lindsay

PCS/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Brian O'Connell be elected Chairman of the Committee for the ensuing Council year.

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

RESOLVED

That Councillor Paul Clarke be appointed Vice-Chairman of the Committee for the ensuing Council year.

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

RESOLVED

That meetings of the Committee be held at 14.30pm for the ensuing Council year.

PCS/4 **MINUTES**

The minutes of the meeting of the Committee held on 15 May 2018 were approved as a correct record and signed by the Chairman.

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

Councillor Paul Clarke declared a personal interest for planning application DC/18/0686 as he knew the applicant.

PCS/6 **ANNOUNCEMENTS**

There were no announcements.

PCS/7 **APPEALS**

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

PCS/8 **DC/17/1502 - LAND OFF LITTLE EAST STREET, BILLINGSHURST**

The Head of Development reported that this application proposed the erection of three chalet style dwellings with associated landscaping, hardstanding and alterations to the site access. The three dwellings would have the same footprint and appearance with off-set garages and surface parking for two additional vehicles.

The application site was located in an area of land adjacent to the Billingshurst Built-up Area Boundary and to the rear of Roman Road (north). The southern boundary of the site adjoined a culvert and a public footpath. The access to the site would be from Little East Street.

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. Nine letters of objections had been received. One member of the public spoke in objection to the application and the applicant 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 included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development; impact on heritage setting; impact of the development on highways; and the potential impact on biodiversity.

RESOLVED

That planning application DC/17/1502 be granted subject to the conditions and reasons as reported.

PCS/9 **DC/17/2676 - HIGH LARCHES, MELROSE PLACE, STORRINGTON**

The Head of Development reported that this application sought full planning permission for the construction of a double garage with a three-bay open carport. The garage and carport measured 17.7m in length, 7m wide and 4.2m

tall. It was also proposed that the application sought to widen the existing access to the site and install 1.8m high gates.

The application site was situated on the Eastern side of Melrose Place in Heath Common within the plot of the dwelling 'High Larches'.

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. 17 letters of objections had been received. One member of the public spoke in objection to the application and the applicant and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development and the impact on the character and appearance of the surrounding area.

RESOLVED

That planning application DC/17/2676 be refused for the following reason:

- i) That the scale and position of the development are not sympathetic to its surrounding area and would be in contradiction to policies 32 and 33 as contained within the HDPF.

PCS/10 **DC/18/0795 - LAND EAST OF BURROWS, BIRCH TREE LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought full planning permission for the erection of a two storey detached dwelling with associated landscaping and access on to Smock Alley. This application was for a re-design for the proposed dwelling situated on Plot 2 in planning application DC/14/1054 that had already been approved.

The site was located within the built up area of West Chiltington to the south of Roundabout 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 objected to the application. 15 letters of objections had been received. The applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development; Design and Appearance; impact on Amenity: and Impact on Highways.

RESOLVED

That planning application DC/18/0795 be granted subject to the conditions and reasons as reported.

PCS/11 **DC/18/0690 - ST JOSEPHS, MONASTERY LANE, STORRINGTON**

Item withdrawn from the agenda.

PCS/12 **DC/17/2756 - ASHINGTON AUTOS SHOWROOM 2 AND SERVICE CENTRE LONDON ROAD, ASHINGTON**

The Head of Development reported that this application sought permission for the erection of a single storey storage building with a mono-pitched roof and an area of hardstanding for storage, to be used by the car sales and servicing business on the site.

The application site was located outside the built up area immediately north of recently constructed petrol station (DC/14/1420), between an A24 slip road and a country lane. The site accommodated the recently approved car sales and servicing business (DC/16/0643). The closest dwelling was approximately 100 metres to the west.

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. Three letters of objection had been received. One member of the public spoke in objection to the application.

Members considered the officer's planning assessment which included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; and archaeological impacts.

RESOLVED

That planning application DC/17/2756 be granted subject to the conditions and reasons as reported.

PCS/13 **DC/18/0686 - BLACKGATE LANE NURSERY, BLACKGATE LANE, PULBOROUGH**

The Head of Development reported that this application sought permission for the demolition of two storage warehouses and the erection of a 1-bedroom dwelling and a 2-bedroom dwelling. Both dwellings would share the existing access off Blackgate Lane and have their own parking areas.

The application site was located in the countryside just north of Pulborough on the east side of Blackgate Lane. It comprised a former plant nursery. It was surrounded by fields with some woodlands and paddocks. There was a row of cottages adjacent to the southern boundary and a property to the west.

The nursery had ceased trading over 10 years ago and there was a residential dwelling on the site which had been an agricultural workers dwelling. The two warehouses had been granted prior approval DC/17/0982 for the change of use to residential dwellings.

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. No representations had been received during the consultation period.

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; the amenity of neighbouring properties; and highways considerations.

RESOLVED

That planning application DC/18/0686 be granted subject to the conditions and reasons as reported.

The meeting closed at 4.04 pm having commenced at 2.30 pm

CHAIRMAN