

Planning Committee (South)
15 JANUARY 2019

Present: Councillors: Paul Clarke (Vice-Chairman), John Blackall, Karen Burgess, Philip Circus, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Lynn Lambert, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Claire Vickers and Michael Willett

Apologies: Councillors: Brian O'Connell, Jonathan Chowen, David Coldwell and Ben Staines

PCS/63 **MINUTES**

The minutes of the meeting of the Committee held on 18th December 2018 were approved as a correct record and signed by the Chairman.

PCS/64 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/18/2371 – Councillor Rowbottom declared a disclosable pecuniary interest as she was the applicant.

PCS/65 **ANNOUNCEMENTS**

There were no announcements.

PCS/66 **APPEALS**

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

PCS/67 **DC/18/2084 - FRYERN PARK FARM, FRYERN PARK, FRYERN ROAD, STORRINGTON**

The Head of Development reported that this application sought permission for the change of use of land to accommodate two traveller pitches, two timber-clad dayrooms and hardstanding for parking, including space for a touring van. Parking would be next to a new vehicular entrance south of the site. Screening and landscaping were also proposed.

An addendum to the report updated Members on a recent visit by the Planning Compliance Team, which confirmed that two mobile homes currently on the site were not positioned where the proposed ones would be and therefore this was not a retrospective application. The addendum also clarified government guidance on the provision of amenity buildings.

An additional condition was also recommended by the presenting officer requiring details of all boundary treatments to be submitted to the local planning authority for approval prior to commencement. The condition was to state the existing hedge around the site was to be retained as part of the boundary treatment proposal.

The application site was located outside the built-up area to the north of Storrington and was a narrow strip of land adjacent to a lane servicing some dwellings and paddocks. There was high hedge along the boundary with the lane. The new entrance had already been created and there were two mobile homes on the plot, currently used in connection with the construction of barn and stables on the adjacent plot (DC/16/1659).

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. There had been 19 representations objecting to the proposal and one additional letter of objection after the publication of the report, and eight representations in support. A representative of Storrington & Sullington 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; whether it was sustainable development; landscape character; impacts on neighbouring amenity; and highways.

Members discussed the access to the site, which they considered to be inadequate, and considered the site location in relation to Storrington and West Chiltington and raised concerns regarding the cumulative impact on the surrounding countryside.

RESOLVED

That planning application DC/18/2084 be refused for the following reasons:

- 01 The development, by reason of its siting, design and cumulative impact, would result in a detrimental impact on this countryside setting and results in coalescence between Storrington and West Chiltington. The proposal is therefore contrary to policies 25, 26 & 27 of the Horsham District Planning Framework (2015).
- 02 The development fails to provide a safe and convenient public access to the site contrary to policy 40 of the Horsham District Planning Framework (2015).

PCS/68 **DC/18/2161 - THE CHANTARELLE, 11A NYETIMBER COPSE, WEST CHILTINGTON**

The Head of Development reported that this application sought permission for the erection of a second storey extension and two storey side extensions. The works would create a two storey western wing with a gabled projection to the east. The proposal included several roof dormers and external remodelling with contemporary materials. The current driveway would be closed and replaced with access onto a cul-de-sac west of the property. A detached garage was also proposed.

An addendum to the report advised Members that amended plans had been submitted with revised windows of more traditional proportions.

The application site was located within the built-up area of West Chiltington and was a 1970s detached bungalow. The surrounding residential area included large detached dwellings of various designs in generous plots.

The consultation response from the Highway Authority, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application. There had been 52 public representations from 37 households: 46 were objections; four were supportive; and two commented on the proposal. Three members of the public spoke in objection to the application and one member of the public, the applicant and the applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council spoke in support of 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, design and appearance of the proposal; neighbouring amenity; and highway considerations.

Members concluded that the form, scale and appearance of the proposal was in keeping with the surrounding area and would not have an unacceptable impact on neighbouring amenity. In response to concerns regarding the protection of trees in the vicinity of the new driveway, it was agreed that an additional condition should be added to secure acceptable porous materials for hardstanding areas.

RESOLVED

That planning application DC/18/2161 be granted subject to the conditions as reported, with an additional condition to secure acceptable materials for hardstanding area:

Prior to commencement details of porous materials to be used in the new hardstanding areas shall be submitted to and approved

by the Local Planning Authority in writing. The proposal shall be implemented strictly in accordance with the agreed details and thereafter retained.

Reason: As this matter is fundamental to protect existing trees in the interests of the visual amenities of the area and to comply with policy 33 of the Horsham District Planning Framework (2015).

PCS/69 **SDNP/18/04290/HOUS - DOWNSVIEW, THE HOLT, WASHINGTON**

The Head of Development reported that this application sought permission for the demolition of a single storey detached garage and the erection of a two storey side extension.

The application site was located within the built-up area of Washington and within the South Downs National Park. It included a detached two storey dwelling that reflected the style of adjacent properties. There was a recent extension to the rear.

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, but had not responded to amended plans submitted in November 2018 that sought to address concerns regarding scale and massing. Twelve representations objecting to the scheme, and one letter of comment, had been received. These had all been received before the amended plans were submitted.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: principle of development; scale, design and appearance; landscape character; neighbouring amenity; and parking provision.

RESOLVED

That planning application SDNP/18/04290/HOUS be granted subject to the conditions as reported.

PCS/70 **DC/18/2371 - 4 DRAGONS LANE, DRAGONS GREEN, SHIPLEY**

Councillor Kate Rowbottom left the room for the duration of this item.

The Head of Development reported that this application sought permission for the demolition of a rear conservatory and erection of a two storey side and single storey rear extension. A porch enclosing the front door was also proposed.

The application site was located outside the built-up area and was a semi-detached home with a garden. The surrounding area included a variety of

properties and gardens surrounded by open fields. An adjacent semi-detached dwelling had a similar side extension and porch.

The Parish Council supported the application. There had been no other consultation responses.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; scale, design and appearance; and neighbouring amenity.

RESOLVED

That planning application DC/18/2371 be granted subject to the conditions as reported.

The meeting closed at 4.31 pm having commenced at 2.30 pm

CHAIRMAN