

Planning Committee (North)
4 FEBRUARY 2020

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Matthew Allen, Tony Bevis, Peter Burgess, Roy Cornell, Christine Costin, Brian Donnelly, Ruth Fletcher, Billy Greening, Tony Hogben, Gordon Lindsay, John Milne, Colin Minto, Christian Mitchell, Godfrey Newman, Stuart Ritchie, David Skipp, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Andrew Baldwin, Toni Bradnum, Alan Britten, Leonard Crosbie, Frances Haigh, Richard Landeryou, Louise Potter and Ian Stannard

PCN/72 **MINUTES**

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

PCN/73 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/74 **ANNOUNCEMENTS**

There were no announcements.

PCN/75 **APPEALS**

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

PCN/76 **DC/19/2346 - 44 COLLEGE ROAD, SOUTHWATER**

The Head of Development reported that this application sought permission for the erection of an end of terrace two storey 3-bedroom dwelling with private amenity space and a total of four parking spaces.

The application site was located within the built-up area of Southwater in a high-density residential area. It was a corner plot at the north-west end of a terrace on the south of College Road.

The Parish Council raised no objection to the application. There had been 30 representations objecting to the application from nine separate households. Two members of the public spoke in objection to the application. One member of the public and the applicant both 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 principle of development; design and visual amenities; impact on neighbouring amenity; and highways considerations including parking provision.

Members noted that DC/19/1292 had been refused because of a shortfall of parking spaces. They concluded that the proposed provision of off-street parking was sufficient to overcome this reason for refusal and that the proposal would not lead to an increase in on-street parking.

RESOLVED

That planning application DC/19/2346 be granted subject to the conditions as reported.

PCN/77 **DC/19/2232 - 12 HAYES LANE, SLINFOLD**

The Head of Development reported that this application sought permission for the erection of two semi-detached two storey 2-bedroom dwellings, each with private amenity space, to the rear of the dwellings along Hayes Lane. Two parking spaces for each home was proposed.

The application site was located outside, but adjoining, the built-up area of Slinfold, on the west of Hayes Lane and south of Brick Lane. A watercourse ran along the eastern edge of the site, and new development to the west.

The Parish Council raised no objection to the application. There had been two representations objecting to the application.

A representative of the Parish Council spoke in support of the application subject to: assurance that the watercourse would be properly managed; a satisfactory drainage strategy being agreed in consultation with the Parish Council; and a construction management plan. Members were advised that the management of the watercourse was governed by other legislation; and the Parish Council could not be consultees because they were not part of the decision making body.

Members noted the planning history of the site and 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 planning inspector's inclusions; design and appearance; amenity impacts; highways impacts; the impact on the watercourse.

Members concluded that the layout and siting of the proposal overcame the reason for refusal of DC/17/1012 regarding its impact on the watercourse and agreed that the proposal was acceptable. Members agreed that a condition requiring a Construction Management Plan should be included to minimise its impact on the surrounding area.

Members discussed concerns regarding drainage and management of the watercourse, and it was agreed that an **Informative** would be added to the decision notice requesting that the drainage strategy and management of the watercourse should be consistent with those approved for the adjacent Cherry Tree (Brick Lane) development.

RESOLVED

That planning application DC/19/2232 be granted, subject to the conditions as reported, and subject to an additional condition requiring the submission of a Construction Management Plan.

PCN/78 **DC/19/2412 - TITLESFOLD FARM, THE HAVEN, BILLINGSHURST**

The Head of Development reported that this application sought permission for the demolition of two barns, removal of a caravan, and the erection of a T-shaped two storey dwelling and detached garage.

The application site was located outside the built-up area of Billingshurst, southeast of Tittlesfold Farm estate, which included a cluster of properties including a Grade II Listed Building. It was surrounded by open countryside with sporadic residential development along Haven Road.

The Parish Council objected to the application. There had been no further responses to the public consultation.

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; neighbouring amenity; and highways considerations.

Members considered the proposal in the context of the extant prior approvals for conversion of the two barns into residential dwellings, which established the principle of development on the site. They concluded that one additional dwelling, albeit two storey, would have no greater impact than the two barn conversions would have had.

RESOLVED

That planning application DC/19/2412 be granted subject to the conditions as reported.

PCN/79 **DC/18/1622 - BECKLEY STUD, REEDS LANE, SOUTHWATER**

The Head of Development reported that this application sought retrospective permission for the replacement of a mobile home with a new larger one in a different position, and a 1.8 metre fence along the eastern and southern boundaries. In addition to these retrospective elements, the application included

a 1.5 metre fence along the northern and remaining part of the eastern and southern boundaries.

The application site was located outside the built-up area some distance from Southwater. It was south of Coltstaple Lane and east of Reeds Lane and comprised a number of stables within individual paddocks.

The Parish Council objected to the application. There had been no further representations received in response to the public consultation. Statements from the applicant's agent and legal representative were both read to the Committee. The applicant also addressed the Committee in support of it.

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 and scale on the character and visual amenities of the countryside, including nearby Grade II Listed buildings; neighbouring amenity; and parking and highway safety issues.

Members discussed the business background and current use of the site and the recommendation to restrict permission for the dwelling to three years so that the justification for the dwelling could be reviewed. They also expressed concern that, whilst it was reasonable for private amenity space to be protected, the existing closeboard fencing around the wider site changed the character of the site to the detriment of the countryside location, and that post and rail fencing would be more appropriate. It was therefore agreed that Condition 3 regarding the submission of all boundary treatments, including existing fencing, should be agreed in consultation with Local Members.

It was also agreed that an **Informative** would be added to the decision notice expressing the expectation that the closeboard fencing would be kept to a minimum and replaced with post and rail fencing where appropriate, which would be more in keeping with the character of the countryside location.

RESOLVED

That planning application DC/18/1622 be granted, subject to the conditions as reported with Condition 3 regarding Landscaping to be agreed in consultation with Local Members.

The meeting closed at 6.50 pm having commenced at 5.30 pm

CHAIRMAN