

Planning Committee (South)
17 SEPTEMBER 2019

Present: Councillors: Brian Donnelly (Chairman), Tim Lloyd (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, Michael Croker, Nigel Jupp, Lynn Lambert, Paul Marshall, Mike Morgan, Roger Noel, Bob Platt, Kate Rowbottom, Jack Saheid and Claire Vickers

Apologies: Councillors: Chris Brown, Karen Burgess, Paul Clarke, Ray Dawe, Josh Potts, Jim Sanson and Diana van der Klugt

PCS/29 **MINUTES**

The minutes of the meeting of the Committee held on 20th August 2019 were approved as a correct record and signed by the Chairman.

PCS/30 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCS/31 **ANNOUNCEMENTS**

RESOLVED

That the Planning South Committee extend their condolences to Councillor van der Klugt following her recent bereavement.

PCS/32 **APPEALS**

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

PCS/33 **DC/19/0845 - LAND AT JUNCTION OF HILL FARM LANE AND STANE STREET, HILL FARM LANE, CODMORE HILL, PULBOROUGH**

The Head of Development reported that this application sought permission for a change of use of land for the provision of two pitches for gypsies and travellers and the erection of a single storey shared day room.

The application site was located at the junction of Hill Farm Lane and Stane Street at Codmore Hill in Pulborough. The site was made up of hardstanding with soft landscaping to the edges. It was currently unoccupied and used for storage.

Pulborough Parish Council objected to the application. There had been 60 representations objecting to the application. Three members of the public

spoke in objection to the application. One local resident raised concerns regarding: the speed and volume of traffic on the A29 and its impact on road safety; the need for a traffic survey of Hill Farm Lane, which is increasingly busy; and the lack of pavement opposite the site and the likelihood of verge parking caused by increased use. The representative of Pulborough Parish Council spoke in objection to the application raising the following issues: the number of objections from local residents; the impact on the old village character of the locality; road safety and access; the Parish Council's reasons for objecting, as printed in the report, including concern that the Council already has sufficient Gypsy and Traveller pitches. 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:

- Principle of development
- Design, appearance and landscape impact
- Impact on listed buildings
- Impact on neighbouring amenity
- Highways and parking considerations and implications
- Impact on trees – there was a tree preservation order in place on a number of trees to the southern boundary of the site
- Ecology considerations
- The development's relationship with the existing established settlement of Codmore Hill.
- The Council could not currently meet the identified unmet gypsy and traveller accommodation need or future need in accordance with policies 21, 22 and 23 of the HDPF.
- The Planning Officer believed the site was sustainable and recommended it for approval

Members concluded that there was a need for gypsy and traveller accommodation in the district, that the location and impacts of the proposal were acceptable, and that there were no planning grounds for objecting to the application.

RESOLVED

That planning application DC/ 19/0845 be granted subject to the conditions as reported, with the condition 8 to be agreed in consultation with local members.

PCS/34 **DC/18/2739 - HEATHENTHORN FARM NORTH, HENFIELD ROAD, ALBOURNE**

The Head of Development reported that this application sought permission for the demolition of an existing farm building and the erection of a single storey three bedroom dwelling.

The application site was located at Heathenthorn Farm North, Henfield Road, Albourne. The application site was in open countryside, but comprised a group of farm, equestrian and residential dwellings that formerly fell under one agricultural property: Heathenthorn Farm. This farm had since been split into different functions and land holdings.

Woodmancote Parish Council raised no objections subject to conditions.

There were no other representations.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were:

- Principle of development
- Design and appearance
- Amenity impacts
- Ecology impacts
- Highways impacts

Members also noted the existing permission to convert the agricultural building on the site to a dwelling.

RESOLVED

That planning application DC/ 18/2739 be granted subject to the conditions as reported.

PCS/35 **SDNP/19/03041/FUL - BESLEY FARM, RIVER LANE, WATERSFIELD**

The Head of Development reported that this application sought permission for the erection of two agricultural steel frame portal barns that would measure 18m in length, 9m in depth and incorporate dual-pitched roofs erected to an overall height of 6.8m and eave height of 5.5m.

Planning permission was additionally sought for the creation of an associated area of concrete hardstanding and access leading onto River Lane.

The application site was located approximately 100m south-east of the defined settlement boundary of Watersfield and 120m south-east of the closest dwelling of 'Silver Birches'. The site was non-contiguous with the historic farmyard for Besley farm, approximately 180m from the site and adjacent to the settlement boundary. The area in question was within the Dark Sky Core (Zone E0) classified as an area with significant sensitivity to light pollution.

The application site itself comprised open farmland bounded by hedgerows to the south-west and north-east with access onto River Lane.

No comments were received from Coldwaltham Parish Council. There had been no other representations received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were:

- Principle of development
- Landscape impact, character, design and appearance
- Amenity impacts
- Ecosystem services
- Dark night skies

Previous applications had been permitted for the erection of agricultural buildings on the site.

It was considered that the siting, scale and appearance of the proposed buildings would suitably preserve the natural beauty and cultural heritage of the National Park in accordance with Policies SD4, 5 and 39 of the South Downs Local Plan (2019).

Members concluded that the location and impacts of the proposal were acceptable and there were no planning grounds for objecting to the application.

RESOLVED

That planning application SDNP/19/03041/FUL be granted subject to the conditions as reported.

PCS/36 **TPO/1521 - ASH WOOD, STAR ROAD, PARTRIDGE GREEN**

The Head of Development reported that this item sought to confirm Tree Preservation Order 1521 in the light of an objection to it.

The application site was located at Ash Wood, Star Road, Partridge Green.

There had been one representation objecting to the application.

The landowner spoke in objection to the serving of the Tree Preservation Order.

Members considered the officer's planning assessment and noted that Ash Wood was a tract of woodland of considerable age that was currently under-managed and in poor condition, but of high amenity value worthy of a Tree Preservation Order.

RESOLVED

That TPO/1521 be confirmed.

The meeting closed at 15:34 having commenced at 14:30.

CHAIRMAN