

Planning Committee (South)
21 JULY 2020

Present: Councillors: John Blackall, Jonathan Chowen, Philip Circus, Paul Clarke, Michael Croker, Ray Dawe, Brian Donnelly, Lynn Lambert, Tim Lloyd, Mike Morgan, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom, Jack Saheid, Jim Sanson, Diana van der Klugt, Claire Vickers and James Wright

Apologies: Councillors: Chris Brown, Nigel Jupp and Liz Kitchen

PCS/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Brian Donnelly be elected Chairman of the Committee for the ensuing Council year.

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

RESOLVED

That Councillor Tim Lloyd be appointed Vice Chairman of the Committee for the ensuing Council year.

PCS/3 **TO APPROVE THE TIME OF THE MEETINGS OF THE COMMITTEE FOR THE MUNICIPAL YEAR 2020/21**

RESOLVED

That meetings of the Committee be held at 2.30pm for the ensuing Council year.

PCS/4 **MINUTES**

The minutes of the Committee held on 19 May 2020 were approved as a correct record and it was agreed the Chairman would sign them after the coronavirus crisis had abated.

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

There were no declarations of interest.

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/19/1671 - TOWNHOUSE FARM, COOLHAM ROAD, THAKEHAM**

The Head of Development reported that this application sought full planning permission for the demolition of three existing storage buildings and the construction of two semi-detached, two storey dwellings.

Conversion of these buildings to residential was granted under Prior Approval application ref: DC/19/0685, under Class P of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015, as amended (GDPO). This prior approval established that the existing buildings can be converted to form four dwellings.

This planning application sought the demolition of these existing buildings and the erection of two semi-detached, two storey, three-bed dwellings as an alternative to the permitted development conversion of the existing buildings in a re-positioned location. The proposed dwellings would be located to the east of the two existing Nissan hut style buildings, approximately 13.5m away, and would be set back approximately 15.2m from the public highway further to the east at Coolham Road.

The application site was located outside of the defined built up area in a countryside location with no other statutory designations. The site was within a rural area characterised by farms, commercial uses and individually designed dwellings. The site was located on the western side of Coolham Road.

Thakeham Parish Council objected to the application. There had been 2 representations objecting to the application. The meeting heard an audio recording from the Agent speaking in support of the application. 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; the character of the dwelling and visual amenities of the countryside; the amenities of the occupiers of adjoining properties; the highways impacts of the proposal.

Members were not supportive of the application as it failed to present an appropriate form of development and did not meet the housing need of the Parish. Members put forward a motion to refuse the planning application, contrary to Officer recommendation.

RESOLVED

That the Committee refuse planning application DC/19/1671 for the following reason:

The proposed development, by reason of the size and design of the proposed dwellings compared to the fallback position, fails to present an appropriate form of development or meet the housing need of the parish, contrary to Policies 16, 32 and 33 of the HDPF and Policies 6 and 9 of the Thakeham Neighbourhood Plan.

PCS/9 **DC/20/0743 - RUSHMEAR HOUSE, SANDY LANE, HENFIELD**

The Head of Development reported that this application sought permission for the conversion of the existing barns within the curtilage of 'Rushmear House' to form a single three bedroomed holiday let. The unit would contain a kitchen/diner, living room, WC/utility room and two bathrooms, and be accessed via the existing courtyard. The proposal included the retention and conversion of the two largest barns and the demolition of a nearby smaller store building.

The application site was located on the western side of Sandy Lane (PROW 2564), approximately 175 metres south of the defined built-up area boundary of Henfield.

Henfield Parish Council raised no objection subject to a 28 day occupancy rule and the building remaining ancillary to the main dwelling. There had been 13 representations supporting the application and 25 objecting to the application. The meeting heard audio recordings from three public objectors and the agent.

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; impact on neighbour amenity; highways impacts; and climate change.

RESOLVED

That the Committee grant planning application DC/20/0743 subject to the conditions present in the Officer's report.

PCS/10 **DC/20/0600 - FRYERN PARK FARM, FRYERN PARK, FRYERN ROAD, STORRINGTON**

The Head of Development reported that this application sought permission for the siting of two permanent Gypsy pitches, along with the creation of two timber-clad dayrooms, hard standing areas for vehicles and provision of parking for two touring caravans. Parking was to be located directly adjacent to the recently permitted vehicular entrance along the southern side of the site, with new screening and landscaping elements proposed.

The application site was located on a narrow strip of land, located on the western side of Fryern Park Road, Storrington, that followed a designated Public Right of Way (Footpath No.2647), which provided access to several residential properties and land holdings.

The site fell within an area designated as a 'green gap' between the settlements of Storrington and West Chilington. The green gap status had been endorsed in the Storrington, Sullington & Washington Neighbourhood Plan 2018-2031.

Planning permission had been granted on appeal for two Gypsy and Traveller pitches immediately to the west of the application site, under planning reference DC/18/2084.

A submitted land ownership declaration indicated the applicant owned the adjacent site (stable development to the north) as well as the wider pasture / paddock land to the east up to Fryern Road.

Storrington and Sullington Parish Council objected to the application. There had been 6 representations supporting the application and 4 objecting to the application. The meeting heard an audio recording from the agent speaking in support of the application. 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 suitability of the location; highways impacts; the amenities of the occupiers and adjoining properties; the impact on the landscape character of the area.

Members were not in support of this application due to the cumulative impact that more development on a rural green gap area would have. Members proposed a motion to refuse this application, contrary to Officer recommendation.

RESOLVED

That planning application DC/20/0600 be refused for the following reason:

The proposed development, by reason of its cumulative impact with the existing pitches in the vicinity of the site, would represent a harmful urbanising form of development which would be out of keeping with and detrimental to the rural character of the countryside location, contrary to Policies 2, 23, 25, 26, 32 and 33 of the HDPF.

PCS/11 **SDNP/20/01620/FUL - THE OLD MECHANICS, CHURCH LANE, COLDWALTHAM**

The Head of Development reported that this application sought permission for replacement cladding to a building west of the dwelling of 'Woodlands', in the form of timber feather-edge cladding, together with timber 'barn style' doors to existing openings. The proposal would not result in any material enlargement or extension to the building and Planning permission was not sought in respect of a material change of use of the building.

The application site was located north of the defined settlement boundary of Coldwaltham.

Coldwaltham Parish Council objected to the application. There had been 8 representations objecting to the application and 1 representation that neither objected nor supported the application.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal was the physical alterations to the building.

RESOLVED

That planning application SDNP/20/01620/FUL be granted subject to the conditions as set out in the officer's report.

PCS/12 **DC/20/0699 - OAKDENE, BLACKGATE LANE, PULBOROUGH**

The Head of Development reported that this application sought permission for the conversion of a workshop building to form a single storey two-bedroom dwelling, together with associated operational development.

This application follows a previous grant of prior approval under Class PA, Part 3, Schedule 2 of the General Permitted Development (England) Order 2015 (ref: DC/18/0741) allowing for the conversion of the workshop building to a two-bedroom dwelling. This previous grant of prior approval does not allow for physical alterations (in accordance with the provisions of Class PA), accordingly, permission is now sought for several adaptations to render the building suitable for residential occupation and to improve its appearance.

The application site was located to the south-west of Blackgate Lane. The site would be accessed by means of private way off Blackgate Lane that served a small number of gypsy pitches to the south-west of the site

Pulborough Parish Council objected 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; character, design and appearance; amenity of surrounding area; highways impacts; climate change and sustainability.

RESOLVED

That planning application DC/20/0699 be granted subject to the conditions as set out in the officers report.

PCS/13 **DC/20/1024 - CHANCTONBURY, NYETIMBER COPSE, WEST CHILTINGTON**

The Head of Development reported that this application sought permission for minor material amendments to the approved drawing numbers condition and materials condition, under planning reference number DC/19/2453 to allow for alterations to the doors and windows.

The proposed alterations comprised an alteration in size of the rear ground floor windows, amendments to the rear and side window and sliding door design, and replacement of all brown windows and rainwater goods with white UPVC.

The application site was located on the northern side of Nyetimber Copse within the Built-up area of West Chiltington Common. The area comprised a mixture of residential properties located within plots of varying size.

There had been 2 representations supporting the application and 8 objecting to the application. The meeting heard audio recordings from a public objector, the agent and the applicant.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the design and appearance and amenity impacts of the alterations.

RESOLVED

That planning application DC/20/1024 be approved subject to the conditions as set out in the officers report.

The meeting closed at 5.08 pm having commenced at 2.30 pm

CHAIRMAN