Planning Committee (South)
20 JULY 2021

Present: Councillors: Brian Donnelly (Chairman), Tim Lloyd (Vice-Chairman), John Blackall, Chris Brown, Karen Burgess, Jonathan Chowen, Philip Circus, Paul Clarke, Michael Croker, Ray Dawe, Lynn Lambert, Mike Morgan, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom, Jack Saheid, Jim Sanson, Diana van der Klugt and James Wright

Absent: Councillors: Nigel Jupp

PCS/12 MINUTES

The minutes of the meeting held on 22 June were approved as a correct record and signed by the Chairman.

PCS/13 DECLARATIONS OF MEMBERS' INTERESTS

DC/21/0753 – Councillor Mike Morgan declared a personal interest in this item because he knows the applicant.

DC/21/0726 – Councillor Lynn Lambert declared a personal interest in this item because she knows the applicant.

DC/20/2167 – Councillor Jim Sanson declared a personal and prejudicial interest in this item because his home backs onto the application site. He withdrew from the meeting for this item and took no part in its determination.

PCS/14 ANNOUNCEMENTS

There were no announcements.

PCS/15 APPEALS

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted. The Head of Development & Building Control explained that a split decision (where there is partial approval) could not apply to a planning application, but to an advertising consent or certificate of lawful use.

PCS/16 DC/20/1519 - HOBBITS, STALL HOUSE LANE, NORTH HEATH, PULBOROUGH

The Head of Development & Building Control reported that this application sought permission to demolish and build a two-storey detached 4-bedroom home with detached double garage. The proposal included an equestrian arena, outdoor riding arena, new equestrian facilities and associated parking.

The Committee had considered the application twice before: it had agreed that the application be approved in December 2020, subject to the amendment of conditions in consultation with Local Members (Minute No PCS/54 (15.12.20) refers). A paragraph of NPPF had been misquoted at that Committee and, after legal advice, the application had been re-presented to Committee in February (Minute No PCS/61 (16.02.21) refers). Members at the latter Committee voted to defer a decision so that WSCC Highways could visit the site to assess the highways impact.

WSCC Highways had subsequently visited the site and submitted further commentary on the application. They had also responded to a highways report that had been submitted on behalf of one of the neighbours.

Members were referred to the previous reports, which contained details of the application site, relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

In addition to the independently commissioned highways report, five further letters of objection had been received, one of which was on behalf of a number of residents, as set out in the report.

Members were advised that an additional four objections had been received since publication of the report, which focused on concerns regarding traffic movements.

Three members of the public spoke in objection to the application. The applicant, the applicant's agent and a transport consultant all addressed the Committee in support of the proposal.

Members considered the officers assessment following consideration of the information submitted. They questioned whether the application was for private or commercial use and how this was reflected in the highways assessments. Officers advised that they were satisfied that it was for predominantly private use with a commercial element, and that the commercial element could be controlled by Condition 19, which was robust and enforceable.

RESOLVED

That planning application DC/20/1519 be granted subject to the conditions as reported.

PCS/17 **DC/21/0753 - WHITEOAKS, SHOREHAM ROAD, SMALL DOLE, HENFIELD**

The Head of Development & Building Control reported that this application sought retrospective permission for a change of use of the land to provide a two-pitch settled gypsy accommodation site.

The report wrongly referred to a personal occupancy condition; this was not included in the application and it was confirmed that the proposal would not include a personal permission linking the current occupants to the site.

The application site was located to the west of Shoreham Road, outside any designated built-up area boundary, within the countryside in policy terms. It was set back from the public highway to the rear of residential and commercial development fronting the street.

Henfield Parish Council objected to the application. There had been 15 representations objecting to the application from 10 households. One member of the public spoke in objection to the application. The applicant and the applicant's agent both addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

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: principle of development; landscape character; amenity impacts; and highways impacts.

Members discussed the Inspector's reasons for refusal of the application at appeal, and noted that the installation of the bus stop close to the site had overcome this reason, given that there was no objection from the Highway Authority. It was also noted that, because there was no personal occupancy condition, the Gypsy and Traveller status of the applicant was not a planning consideration.

Officers agreed that the recommendations within the body of the report, regarding conditions to limit water consumption and the provision of full fibre broadband site connectivity, be added to the conditions as printed in the report.

RESOLVED

That planning application DC/21/0753 be granted subject to the conditions as reported, to include additional conditions regarding water consumption and broadband connectivity, as recommended in paragraph 6.45 of the report.

PCS/18 **DC/21/0057 - ANGELL SAND PIT, WASHINGTON ROAD, STORRINGTON**

The Head of Development & Building Control reported that this application sought permission for a phased development of six detached houses (four to be self-build) with associated landscaping, drainage, and access improvements to Heather Way.

The application site was located within the very eastern side of Storrington Built-up area boundary and comprised an area of sloping land, which was a former sand quarry. Since operations had ceased, the land had been infilled

with waste material, rendering it to be classified as a 'landfill site', and restored to a natural habitat.

The Parish Council has objected to the application. There had been 20 letters objecting to the application and one letter in support. The applicant's agent addressed the Committee in support of the proposal, and a representative of the Parish Council spoke in objection to it.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: principle of development; layout, design and appearance; landscape and biodiversity; amenity impacts; heritage impacts; highways impacts, access and parkin; affordable housing and housing mix; and the impact of self-build/ phased development.

It was noted that concerns regarding contaminated land were addressed through Condition 12, which required a site-wide remediation strategy.

Members were concerned that the proposed housing mix did not reflect the aspirations implied in the Neighbourhood Plan for a predominance of smaller units. It was therefore agreed that the application to be deferred to allow for the proposal to be revised.

RESOLVED

That planning application DC/21/0057 be deferred to allow for the scheme to be amended to include a more appropriate mix of dwellings with a greater number of smaller 2- and 3-bedroom units.

PCS/19 **DC/21/0726 - SOUTHVIEW, LITTLEWORTH LANE, PARTRIDGE GREEN**

The Head of Development & Building Control reported that this application sought planning permission for a three-bedroom chalet-style detached home and creation of a vehicle access.

The application site was located north of Partridge Green, within Littleworth, an unclassified settlement of residential development either side of the highway. It comprised a side garden that formed a corner plot on the junction of Littleworth Lane and Mill Lane. The area was residential and of semi-rural character.

The Parish Council raised no objection to the application. One representation had been received from a nearby property concerned about the alignment of windows and driveway, and the applicant had amended the proposal accordingly.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: principle; character and appearance; impact on amenity; and highways.

RESOLVED

That planning application DC/20/0726 be granted subject to the conditions as reported.

PCS/20 **DC/20/2167 - FARTHING COTTAGE, 13 AMBERLEY ROAD, STORRINGTON, PULBOROUGH**

The Head of Development & Building Control reported that this application sought planning permission for a first-floor rear extension and installation of an extended raised platform with veranda and decking to the rear garden, and a front porch.

The application site was within the built-up area of Storrington and formed the end of a row of terraces to the south of Amberley Road. The dwelling occupied a narrow rectangular plot with a short front garden and medium sized rear garden.

The Parish Council objected to the application. No letters of representation had been received for this 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: design and appearance; and amenity impacts. It was noted that the applicant had amended the proposal so that the first floor rear extension adhered to the '45 degree' rule to prevent significant overshadowing and reduce its impact on the neighbouring first floor windows.

RESOLVED

That planning application DC/20/2167 be granted subject to the conditions as reported.

The meeting closed at 5.42 pm having commenced at 2.30 pm

CHAIRMAN