

**Planning Committee (South)**  
**9 MARCH 2021**

Present: Councillors: Brian Donnelly (Chairman), Tim Lloyd (Vice-Chairman), John Blackall, Chris Brown, Jonathan Chowen, Philip Circus, Paul Clarke, Michael Croker, Ray Dawe, Nigel Jupp, Liz Kitchen, Lynn Lambert, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom, Jack Saheid, Jim Sanson, Diana van der Klugt and Claire Vickers

Apologies: Councillors: Mike Morgan and James Wright

PCS/68 **MINUTES**

The minutes of the meeting held on 16 February were approved as a correct record and would be signed by the Chairman.

PCS/69 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCS/70 **ANNOUNCEMENTS**

There were no announcements.

PCS/71 **DC/20/1788 - LAND AT GATE COTTAGE, THE STREET, THAKEHAM**

The Head of Development & Building Control reported that this application sought full planning permission for the erection of two semi-detached houses to the south of Gate Cottage with associated parking and works.

The dwellings would have a simple cottage design with pitched roofs and pitched roof gable features to the front eastern elevations. The proposal would involve some earthworks and changes to the existing topography of the site, which incorporated a steep bank lined with trees.

The application site was located within the built-up area boundary of Thakeham on a piece of grassland to the south of a Grade II listed building, Gate Cottage. The site was located within the Thakeham Conservation Area.

The Parish Council had raised objections to the original proposal and to the amended plans. Two representations objecting to the proposal, and one letter of support, had been received. The applicant's agent addressed the committee in support of the application and a representative of the Parish Council spoke in objection.

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

development; heritage and visual impacts; landscape; trees; amenity; highways & parking; ecology; and climate change.

Whilst there were some concerns regarding the impact on the character and appearance of the conservation area, it was noted that the Conservation Officer raised no objection.

RESOLVED

That planning application DC/20/1788 be approved subject to an additional condition being added to control the installation of external lighting and the conditions as set out in the officer's report.

PCS/72 **DC/20/2184 - LAND ADJACENT TO ST. ANNE'S, HYDE STREET, UPPER BEEDING**

The Head of Development & Building Control reported that this application sought permission for the demolition of an existing two-storey domestic garage and workshop and the erection of a single one-bedroom detached dwelling.

The application site was located on land that formerly constituted the garden area of 5 Maines Road on land east of Hyde Street. The site was located within the built-up area of Upper Beeding.

The Parish Council objected to the application. There had been seven representations from four households; six of these were in objection to the application and one in support. One member of the public spoke in objection to the application and the applicant's agent addressed the committee in support of the application. A representative of Upper Beeding Parish Council spoke in objection.

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; impact on local amenity; highways & parking; climate change; and drainage.

Members considered whether the proposal overcame the reason for refusal of previous applications relating to size and massing and concluded that the proposal was acceptable. In response to concerns regarding the appearance of the dwelling, it was agreed that the schedule of materials, required under Condition 5, should be agreed in consultation with Local Members. It was also agreed that, in the interests of residential amenity, Condition 6 regarding sound attenuation would include details of glazed windows, together with through ventilation should the windows be sealed.

RESOLVED

That planning application DC/20/2184 be approved subject to the conditions as set out in the officers report, with: details of Condition 5 to be

agreed in consultation with Local Members; and details of Condition 6 (to include details of glazing and ventilation) to be agreed in consultation with Local Members.

PCS/73 **SDNP/20/05253/FUL - GREENACRES FARM, WASHINGTON ROAD, STORRINGTON**

The Head of Development & Building Control reported that this planning application sought the demolition of a residential unit and several outbuildings and the erection of a single storey-dwelling.

The application site was located in the countryside and comprised Greenacres Farm located to the south of Washington Road, east of the built-up area boundary of Storrington.

The Parish Council objected to the application. There had been one representation in support of the proposal. The applicant's agent and architect both addressed the committee in support of the application. A representative of the Parish Council spoke in objection.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; landscape impact, character, and appearance; impact on local amenity; highways & parking; sustainable construction; ecosystem services; and dark night skies.

RESOLVED

That planning application SDNP/20/05253 be approved subject to the conditions as set out in the officer's report.

PCS/74 **DC/20/2280 - BADGERS NOOK, MELTON AVENUE, STORRINGTON**

The Head of Development & Building Control reported that this application sought the erection of a single storey dwelling and detached garage.

The application site was located to the east of Merryfield Way and west of Melton Avenue, within the built-up area of Storrington.

The Parish Council objected to the application. Two letters of support had been received. The applicant addressed the Committee in support of the proposal and a representative of the Parish Council spoke in objection.

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 local amenity; highways & parking; and climate change.

In response to concerns regarding the size of the garage, it was agreed that a condition should be added to ensure that it remained ancillary to the main dwelling. Members discussed the modern design of the proposal and how it would relate to the surrounding area, and it was agreed that Condition 3 should include approval of materials.

RESOLVED

That planning application DC/20/2280 be approved subject to the conditions as set out within the officer's report, with an additional condition requiring that the garage be occupied ancillary to the main dwelling and not as a separate dwelling, and materials to be agreed by Condition 3, notwithstanding the details provided with the application.

PCS/75 **DC/20/2269 - INFILL PLOT WEST OF ELMFIELD HOUSE, NEW HALL LANE, SMALL DOLE**

The Head of Development & Building Control reported that this application sought planning permission for the erection of a two-storey dwelling with associated access, landscaping and parking. Amendments to the original proposal had been received which reduced its footprint, scale and bulk.

The application site was located to the south of New Hall Lane, within the built up area of Small Dole. It was an undeveloped plot, surrounded by linear development comprising an eclectic mix of dwellings.

Henfield Parish Council had objected to the application. There had been sixteen representations from twelve addresses, all of which were 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; design and appearance; impact on local amenity; highways & parking; and climate change.

There was some concern regarding overlooking, and it was requested that the window on the west elevation be obscure glazed.

RESOLVED

That planning application DC/20/2269 be approved subject to the conditions as set out in the officer's report.

*The meeting closed at 5.05 pm having commenced at 2.30 pm*

CHAIRMAN