

Planning Committee (South)
16 NOVEMBER 2021

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

Absent: Councillors: Josh Potts

PCS/36 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Tim Lloyd be elected Chairman for the rest of the Municipal Year.

PCS/37 **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED

That Councillor James Wright be appointed Vice Chairman for the rest of the Municipal Year.

PCS/38 **MINUTES**

The minutes of the meeting held on 21 September were approved as a correct record and signed by the Chairman.

PCS/39 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Jupp and Councillor Rowbottom declared a personal interest in item DC/21/1552 because they were both acquainted with the applicant.

PCS/40 **ANNOUNCEMENTS**

Councillor Lloyd thanked the Committee for electing him as the new Chairman.

PCS/41 **APPEALS**

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

The Head of Development & Building Control gave clarity on the split decision for Henfield Tea gardens advertising. The Inspectorate deemed some signage acceptable and some unacceptable.

Councillors enquired as to whether clearer guidance had been given from the Planning Inspectorate regarding water neutrality and appeal decisions. The Head of Development & Building Control advised that guidelines were due imminently and as soon as further information was available Councillors would be advised.

PCS/42 **DC/21/1552 - LAND AT KINGSBROOK VINEYARD, WEST CHILTINGTON ROAD, PULBOROUGH**

The Head of Development & Building Control reported that this application sought retrospective permission for the retention of raised decking with safety rail around the pond for a temporary period of 2 years.

The decking was constructed of timber supported upon a scaffold frame with a maximum height of 55cm above ground level and minimum platform height of - 30cm due to the uneven nature of immediate topography.

The area is currently utilised for hospitality purposes including a seating area and walkway supporting the current café. Temporary consent was sought to enable the continued use of the decking whilst the Vineyard recovered from the effects of Covid 19 and farm shop and café were constructed.

The application site was within the Kingsbrook holding, positioned to the south and east of West Chiltington Road and west of Coolham Road occupying an area in excess of 9 hectares. The site was beyond a defined built up area in a countryside location in planning policy terms. It was not affected by any site specific ecological, landscape and /or heritage designation.

The Parish Council raised no objection to the application subject to the inclusion of conditions limiting the period of temporary use to 2 years, appropriate restrictions of operating hours (consistent with the approved farm shop/café), restrictions on the provision of amplification equipment/music and safety inspections for existing railing.

There had been 109 representations, 23 objected to the application and 89 in support. A further objection had been received prior to the meeting requesting that the decking hours of use of 9 pm match those conditions of the farm shop and café closing at 7pm. It was considered that the operating hours did not need to tally with the farm shop and cafe as the decking area would be used for other events.

The applicant addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: visual and landscape impact, acoustic and lighting impact, other amenity impact, safety of visitors and users, effects on habitat and species and water neutrality.

Councillors discussed concerns with an increase in potential traffic to the site, however as the application sought permission only for the decking on a two year condition it was considered that traffic would be at an acceptable level. Concern was raised that the decking would be used as a stage. Members considered that the decking was not big enough to be used as a stage.

Councillors discussed the need to support farming businesses in the district, and that those looking to diversify made a positive contribution to the area.

RESOLVED

That planning application DC/21/1552 be granted subject to the conditions as reported.

PCS/43 **DC/21/1335 - CHALK FARM, OKEHURST LANE, BILLINGSHURST**

The Head of Development & Building Control reported that this application sought full planning permission for the demolition of the existing barn buildings and construction of one 4-bedroom dwelling.

The proposal comprised a "U" shaped single storey building that would incorporate a mix of mono-pitched and barrel roof forms, along with a central flat roof connecting section to each wing.

The proposal would incorporate an area of hardstanding to the south-west of the dwelling, with the land to the northern portion of the site utilised as amenity space. The proposal would provide four parking spaces, cycle store and bin store.

The proposal followed permission for a dwelling on the site in July 2018 and January 2021. The January 2021 permission remains extant (DC/20/2373).

The application was located to the North of Okehurst Lane, in a countryside location. The site comprised three barns in a 'U' shape arrangement opening to a central courtyard area. The wider area was laid to grass with recently planted trees to the northern corner of the site. The site benefitted from existing access to the south extending from Okehurst Lane.

The Parish Council raised no objection to the application. Two letters of support had been received.

The applicant's agent addressed the Committee in support of the proposal.

Since publication of the report a further consultation response was received from the ecologist regarding the preliminary Roost Assessment and Barn Owl Survey. On the basis of the information provided, it was not considered that the proposed development would result in harm to protected species or habitat.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: design and appearance, amenity impacts, highways impacts, ecology, water neutrality and climate change.

Discussion took place regarding water neutrality and it was reported by Officers that a consistent approach was being taken in line with other local Authorities.

Members requested clarity on sewage water and water saving measures. The Head of Development & Building Control reported that Condition 11 of the extant permission DC/20/2373 covered this point and full consideration would have been given by a drainage engineer.

RESOLVED

That planning application DC/21/1335 be granted subject to the conditions as reported.

The meeting closed at 3.30 pm having commenced at 2.32 pm

CHAIRMAN