

Planning Committee (South)

Present: Councillors: James Wright (Vice-Chairman), John Blackall, Philip Circus, Paul Clarke, Michael Croker, Nigel Jupp, Lynn Lambert, Mike Morgan, Roger Noel, Kate Rowbottom and Jack Saheid

Apologies: Councillors: Tim Lloyd, Chris Brown, Karen Burgess, Jonathan Chowen, Ray Dawe, Bob Platt, Josh Potts, Jim Sanson and Diana van der Klugt

PCS/44 MINUTES

The minutes of the meeting held on 16 November were approved as a correct record and signed by the Chairman, subject to the corrected spelling of 'Kingsbrook' in the fourth paragraph of item PCS/43.

PCS/45 DECLARATIONS OF MEMBERS' INTERESTS

DC/21/1756 Councillor Wright declared a personal interest in this item as he and the applicant have the same landlord. However, he did not personally know the applicant.

DC/21/2324 Councillor Lambert declared a personal interest in this item. She withdrew from the meeting for this item and took no part in its determination.

PCS/46 ANNOUNCEMENTS

There were no announcements.

PCS/47 APPEALS

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

PCS/48 DC/19/2319 - 54A HIGH STREET, BILLINGSHURST

The Head of Development and Building Control reported that this application sought permission for the creation of a 16 space car park within land at the rear of 54A High Street, Billingshurst within the westernmost part of the site.

The application site was within the built-up area of Billingshurst, located to the rear of the primary shopping centre in a currently private area between the Jengers Mead car park and the Billingshurst Library / Sainsburys car parks. The proposal would create an enlarged parking area which would connect with the existing provision at Jengers Mead and the Library.

The Parish Council objected to the application. One representation was also received objecting to the proposal.

Members considered the consultees' responses and the officer's planning assessment which included the following key issues: character and appearance, highways, impact on neighbouring amenity and other considerations.

Members were extremely positive about the proposal as there was currently insufficient parking in Billingshurst and it would fulfil a planning need. It was discussed and confirmed that ducting would be installed for all spaces which would allow further electric charge points to be installed in the future. Further landscaping and planting would be required on the site and an archaeology investigation prior to commencement of the development.

RESOLVED

That planning application DC/19/2319 be granted subject to the conditions reported.

PCS/49 **DC/21/1756 - WOODMANS FARM, LONDON ROAD, ASHINGTON.**

The Head of Development & Building Control reported that this application sought full planning permission for the change of use for two buildings to provide for the processing, packaging and distribution of game meat (a sui generis use) and associated office accommodation.

The proposal involved no external alterations to the buildings and some internal alterations to provide necessary areas for the operation of the business. Access to the site would remain unchanged. The building was previously used as a racing stable and some stables remained in use however the majority were unused. The site comprised a number of agricultural buildings no longer in use.

Some residential dwellings were located to the south-west of the subject building approximately 30m away.

The wider area was characterised by open countryside and woodland and the A24 located to the far west of the site.

The Parish Council objected to the application. 18 letters of objection were received from 16 separate households. Four additional letters were received since the publication of the report raising objections in respect of Natural England's Water Neutrality statement. The addendum included a planning assessment and concluded that the water consumption required by the proposal would not exceed that of the previous stated use. A further two letters of objection had been received since publication of the addendum which questioned the current water consumption as stated by the applicant.

Five letters of support had been received from five separate households. One letter of objection and 10 letters of support had been received from households outside of the District.

The applicant spoke to the Committee in support of the application. Two further members of the public spoke in support of the application and three spoke in objection.

The Parish Council objected to the proposal primarily on the grounds of the adverse effect on the local properties and the location off a busy dangerous road.

Members acknowledged the business was critical for the local rural economy. However, concerns were raised regarding road safety and the impact of increased traffic on the proposed location. They also concluded that the proposed activity would have an adverse effect on the amenity of neighbouring properties and that water neutrality concerns had not been satisfactorily addressed.

Members weighed the benefit of providing the new game processing workshop against the harm to neighbouring properties, satisfactory road access arrangements and demonstration that the development would not result in greater water consumption.

RESOLVED

That planning application DC/21/1756 be refused for the following reasons:

- 1) The proposed development would result in a significant adverse impact on the amenities and of the adjacent residential properties, contrary to Policy 33 of the Horsham District Planning Framework (2015).
- 2) It has not been demonstrated to the satisfaction of the Local Planning Authority that there would not be an intensification of the proposed access arrangements and therefore it has not been demonstrated that the proposal would not have an unacceptable impact on highway safety contrary to Policies 40 and 41 of the Horsham District Planning Framework (2015).
- 3) It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would result in no greater water consumption than the existing, and it cannot therefore be concluded that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction. The proposed development would therefore be contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 9 as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

PCS/50 **DC/21/2324 LAND SOUTH OF LITTLEWORTH LANE, LITTLEWORTH,
PARTRIDGE GREEN.**

The Head of Development & Building Control reported that this application sought full planning permission for conversion of the existing building to a three-bed dwelling, along with the construction of a detached double garage, store and greenhouse.

The proposal involved limited external alterations to the existing building. New and replacement windows would be installed and a flue to accommodate a woodburning stove. A detached double garage was proposed at the north-eastern corner of the application site, open fronted car parking for two vehicles , locked store and a greenhouse along the southern boundary.

The application site was located in the South of Mill Lane, outside of any designated built-up area boundary around 0.6 km to the north of the built up area of Partridge Green. The site comprised a stable building and associated paddock which was subject to an extant planning permission DC/18/1827 for conversion to two holiday-let units. The unclassified settlement of Littleworth was located to the north and east of the application site.

The Parish Council raised no objection to the application. There had been nine letters of support and one letter raising concerns over the greenhouse.

The applicant addressed the Committee in support of the application. One other member of the public spoke in support.

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

Whilst Members were generally in favour of these proposals with the current housing shortfall, it was recognised that Policy 10 of the Horsham District Planning Framework stated that proposals for the conversion of rural businesses and commercial uses would be considered favourably over residential use.

Whilst the extant permission for conversion to two holiday-lets, was considered a viable business use, Members concluded that the proposed non-commercial residential development was not essential to its countryside location and therefore would contravene Planning Policy.

RESOLVED

That planning application DC/21/2324 be refused for the following reason:

The proposed development would represent inappropriate development within a countryside location, where it has not been demonstrated that the development would be essential to its countryside location. It has also not been demonstrated that a business or commercial use would be unviable or unnecessary. For these reasons, the proposed development would be contrary to Policies 1, 3, 4, 10, and 26 of the Horsham District Planning Framework (2015).

The meeting closed at 4.25 pm having commenced at 2.30 pm

CHAIRMAN