

Planning Committee (South)
15 MARCH 2022

Present: Councillors: Tim Lloyd (Chairman), John Blackall, Karen Burgess, Jonathan Chowen, Philip Circus, Michael Croker, Ray Dawe, Lynn Lambert, Bob Platt, Kate Rowbottom and Diana van der Klugt

Apologies: Councillors: Paul Clarke, Chris Brown, Nigel Jupp, Mike Morgan, Roger Noel, Josh Potts, Jack Saheid and James Wright

PCS/60 **MINUTES**

The minutes of the meeting held on 15 February 2022 were approved as a correct record and signed by the Chairman.

PCS/61 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Lynn Lambert declared a personal interest in planning application DC/21/0938 and did not take part in the debate or decision for the relevant item.

PCS/62 **ANNOUNCEMENTS**

There were no announcements.

PCS/63 **APPEALS**

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

PCS/64 **DC/21/0938 HASCOMBE FARM, HORN LANE, HENFIELD.**

The Head of Development & Building Control reported that this application sought planning permission for various equestrian works, including: an extension to an indoor riding arena, the erection of a hay barn, two all-weather pens, a PA system and an additional parking area.

The application site was located to the south of Horn Lane, Henfield within the commercial equestrian centre known as Hascombe Farm.

The Parish Council, and neighbouring Parish Council of Woodmancote objected to the proposal. 13 letters of objection had been received and 3 of support.

The Applicant's Agent addressed the Committee in support of the application. A representative from Henfield Parish Council and a representative from Woodmancote Parish Council spoke in objection to the application.

Members considered the consultees' responses and the officer's planning assessment which included the following key issues: principle of development; character, design and appearance; local amenity; parking, highway safety and operation; ecology; and drainage.

Members raised concerns regarding potential noise impacts of the new PA system. After careful consideration, Members concluded that a further assessment needed to be made regarding noise before a decision could be made.

RESOLVED

That planning application DC/21/0938 be deferred to allow for additional consideration of noise related impacts.

PCS/65 **DC/21/1092 UPWAYS, CHANTRY LANE, STORRINGTON, PULBOROUGH.**

The Head of Development & Building Control reported that this application sought planning permission for the erection of a two-storey side extension with associated parking and garage. The garage would sit beneath the side extension and be accessed via a new gated access to the property.

The application site was located on the eastern side of Chantry Lane within the built-up area of Storrington and Sullington.

Natural England objected to the application with a statement based upon Natural England's Position Statement for all applications which fall in the Sussex North Water Supply Zone that was not specific to this application.

Members noted the addendum to this report that stated paragraph 6.12 of the officer's report set out the relevant considerations in respect of water neutrality that were specific to this application and Planning Officers consider there not to be a conflict with relevant planning policies of legislation in respect of water neutrality.

The Parish Council raised an objection to the application. 11 letters of objection had been received. Officers reported that there had been an additional letter of representation received since the publication of the report, totalling 12 letters of representation.

The Applicant addressed the committee in support of the application. A member of the public spoke in objection to the application.

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

RESOLVED

That planning application DC/21/1092 be granted subject to the conditions set out in the officer's report and that an additional condition be added in relation to the minimum height of the proposed rooflights.

The meeting closed at 4.16 pm having commenced at 2.30 pm

CHAIRMAN