

**Development Control (South) Committee**  
**19 APRIL 2016**

Present: Councillors: Brian O'Connell (Chairman), David Coldwell (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, Paul Clarke, Roger Clarke, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Liz Kitchen, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Jim Sanson, Kate Rowbottom, Claire Vickers and Michael Willett

Apologies: Councillors: Ben Staines

DCS/119 **MINUTES**

The minutes of the meeting of the Committee held on 15<sup>th</sup> March 2016 were approved as a correct record and signed by the chairman.

DCS/120 **DECLARATIONS OF MEMBERS' INTERESTS**

<u>Member</u>	<u>Item</u>	<u>Nature of Interest</u>
Councillor David Jenkins	DC/15/2664 DC/15/2663	Personal – he knows one of the public speakers
Councillor Michael Willett	DC/16/0123	Personal – he knows some nearby residents

DCS/121 **ANNOUNCEMENTS**

There were no announcements.

DCS/122 **APPEALS**

Appeals Lodged  
Written Representations/Household Appeals Service

<u>Ref No</u>	<u>Site</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/15/2005	Gallina, Gay Street Lane, North Heath, Pulborough	Refuse	Delegated
DC/15/2193	The Smithy, 9 Lower Street, Pulborough	Refuse	Delegated

Hearing

<u>Ref No</u>	<u>Site</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/14/2663	Manton Stud, Okehurst Lane, Billingshurst	Refuse	Delegated

Inquiry

<u>Ref No</u>	<u>Site</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/15/1995	Land at Bax Close, Storrington	Refuse	Refuse
DC/14/1695	Ashington House (land South of), London Road, Ashington	Refuse	Refuse

Appeal Decisions

<u>Ref No</u>	<u>Site</u>	<u>Decision</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/15/0563	Hurlands, The Haven, Billingshurst	Allowed	Refuse	N/A
DC/15/0630	Cherry Tree Cottage, Sunset Lane, West Chiltington	Dismissed	Refuse	N/A
DC/15/0783	116 High Street, Billingshurst	Dismissed	Refuse	N/A
DC/15/0448	Silver Birches, Thakeham Road, Storrington	Dismissed	Refuse	N/A
DC/15/1549	Silver Birches, Thakeham Road, Storrington	Dismissed	Refuse	N/A
DC/15/1863	36 Priory Field, Upper Beeding	Allowed	Refuse	N/A
DC/14/2254	Rosebank, Jarvis Lane, Steyning	Allowed	Refuse	N/A
DC/15/1297	Agricultural Barn, Henfield Road, Small Dole	Dismissed	Refuse	N/A
DC/15/0698	Lupin Cottage, Hampers Lane, Storrington	Allowed	Refuse	N/A
DC/15/1477	Garden Cottage, Wappingthorne Farm Lane, Steyning	Dismissed	Refuse	N/A

**A272, EAST STREET, BILLINGSHURST (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: C/O AGENT**

The Development Manager reported that this application sought approval of reserved matters pursuant to DC/15/0059 for up to 475 dwellings, regarding strategic infrastructure including the spine road, drainage infrastructure and details of public open space.

Application DC/15/0059 had been approved, subject to a legal agreement which had now been completed, in June 2015. The Committee had again considered the application in March 2016 in order to assess it against the Horsham District Planning Framework (HDPF), which had been adopted by the Council since its approval.

Outline permission had been given for the main site accesses and the route of the main spine road from the Stane Street roundabout across the northern part of the site and down to the A272 where a new roundabout would be provided. Most of the residential parcels north of the A272 would be separated from the spine road by landscaped areas. Those parcels to the south were separated from the spine road by a narrow landscaped strip. A new access to Hilland Farm to the north would be included. A number of structures, including pumping stations, to facilitate provision of services to the site were proposed. There would also be a number of attenuation ponds and basins to manage surface water. These would be integrated into the areas of public open space to provide landscape features. A new bund would be created in the large area of open space in a dip adjacent to woodland and former allotments to the south of Roman Way. Six public open spaces equipped for outdoor activity for different age groups were proposed, as required under Condition 6 of the outline application.

The area around Hammonds Mill, a non-designated heritage asset within the site, would be enhanced and included in a 'heritage trail' through the site, as part of the Heritage Asset Mitigation Strategy required under Condition 14 of DC/15/0059.

The application site was located outside the built-up area and consisted of an almost wholly undeveloped greenfield site, except where the A272 crossed the site in an east-west direction as it entered Billingshurst. The site was bounded to the south and east by hedgerow and there were mature trees along the western boundary. The northern boundary was more open in character. Billingshurst Conservation Area partially adjoined the site on its western boundary.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The application had been amended in response to the Landscape Architect's concerns. The Landscape

Architect and Leisure Team had submitted further comments in response to the amended plans, which raised some minor issues regarding matters such as planting, surfacing and equipment, all of which could be addressed by condition.

The Parish Council had objected to the original application and, since publication of the report, had commented on the amended plans; they were concerned that the play areas were too close to attenuation basins and that an attenuation basin in the south of the site would not be delivered until after the school was built. They considered that the applicant had addressed the Landscape Architect and Leisure Team's comments. Officers confirmed that the relationship of play areas and attenuation basins was considered acceptable by the Leisure Team and that the delivery of the attenuation basin in the south was linked to completion of dwellings, not the school. Twenty-eight letters of objection and one letter of comment had been received. The applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the appearance of the spine road; landscaping; highway safety; footpath and cycleway provision; and drainage.

Members considered aspects of the proposal, including the speed limit on the spine road, which was set by the Highway Authority, and the ongoing maintenance of the play areas. Members were advised that the management and maintenance of the play areas and open spaces was addressed in the legal agreement of DC/13/0735, as amended by DC/15/0059.

### **RESOLVED**

That planning application DC/14/2536 be approved subject to conditions. The conditions as reported would be amended should the applicant submit acceptable details of play equipment, surfacing and planting prior to the Decision being issued.

DCS/124 **DC/15/0896 - KINGSLEA FARM, MARRINGDEAN ROAD, BILLINGSHURST (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: COUNTRYSIDE PROPERTIES**

The Development Manager reported that this application sought permission for 87 dwellings, with access and public open space. The properties would be designed to reflect the local vernacular. The site had been allocated for housing within the HDPF.

There would be 18 2-bedroom flats, and 11 2-bedroom, 37 3-bedroom, 12 4-bedroom, and nine 5-bedroom houses. 35% of the units would be affordable housing, comprising the 18 2-bedroom flats and four of the 2-bedroom and eight of the 3-bedroom houses.

The units would be arranged as detached and semi-detached pairs and short terraces of up to four houses. The flats would be in two buildings on the northern side of the site.

Access would be from Marringdean Road, approximately two-thirds of the way along the eastern boundary, 70 metres to the south of the junction serving Kingsfold Close. There would be pedestrian and cycle links throughout the site, including a footpath parallel to Marringdean Road. Proposed parking comprised 192 allocated parking spaces and 19 visitor spaces provided across the site. A gateway feature would be introduced within Marringdean Road designed to reduce the speed of traffic travelling north, towards the development site. Improved cycle links into Billingshurst were also proposed. Apart from the vehicular access, trees and hedgerows around the perimeter of the site would be retained and reinforced.

The application had originally been submitted for 107 units and had been amended to allow for larger landscape buffers around the southern, western and eastern edges of the site, to improve the transition from the dwellings to the adjacent countryside, and to reduce the impact of the development on the setting of Gilmans Farm, a Grade II listed building to the north of the site.

The Locally Equipped Area of Play (LEAP) in the south-western corner of the site that had been included in the original submission had been replaced with a woodland trail which included timber play equipment.

The application site was located south of Billingshurst railway station and 1.5km from the town centre. The nearest bus stops supplying an hourly service to Horsham and Burgess Hill were approximately 400 metres from the application site. The site was a field enclosed by trees and hedges. Marringdean Road was beyond the eastern boundary. There was a cul-de-sac on the eastern side of the road. The Grade II listed building lay to the north and there was a farm and open countryside to the south.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. There was no planning history relevant to the site itself, but Members noted the history of a number of permitted developments nearby.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

Since publication of the report the Heritage Consultant had commented on the amended proposal for 87 dwellings; the amended proposal would result in less than substantial harm to the setting of the listed building, but the impact would be lasting and irreversible, changing the rural character to suburban. The Landscape Architect raised no objection to the amended proposal, subject to conditions. The applicant had distributed a briefing note to all members of the Committee in advance of the meeting.

The Parish Council had objected to the application. Thirty-one letters of objection from 23 households had been received in response to the application for 107 units, and a letter from CPRE had also been received; 17 letters of objection from 16 addresses had been received in response to the amended application for 87 dwellings. The Applicant and the applicant's agent both addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were; the principle of the development; dwelling type and tenure; layout density and landscaping; the design of the dwellings; residential amenity; heritage impact; highways, access and parking; and flood risk and drainage; its impact on the character and appearance of the South Downs National Park and landscape setting; heritage assets and archaeology; design; impact on the amenities of nearby residents; highways; ecology; and drainage and flood risk.

Members sought assurance that the footpath running parallel to Marringdean road within the site would be retained and maintained. It was agreed that the conditions would be amended during the determination of the application to secure this. It was also requested that parking provision be scrutinised during the determination of the application to ensure the proposed level was sufficient.

#### **RESOLVED**

- (i) That a legal agreement be entered into to secure affordable housing provision and infrastructure contributions.
- (ii) That on completion of (i) above, planning application DC/15/0896 be determined by the Development Manager in consultation with the local Members. The view of the Committee was that the application should be granted.

DCS/125 **DC/15/2664 - OAKLANDS PARK, EMMS LANE, BROOKS GREEN, HORSHAM (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: MR DANIEL WENMAN**

*(Councillor David Jenkins declared a personal interest in the application because he knew one of the public speakers.)*

The Development Manager reported that this application sought to vary condition 1 of permission DC/14/2273 which stated that; "No more than 29 caravans and mobile homes stationed on the land shall be occupied for human habitation." The application sought five additional mobile homes on the site which would lead to a total of 34 mobile homes.

The site is located outside the built up area on the eastern side of Emms Lane. The surrounding area is predominantly rural, with a row of eight dwellings on the opposite side of the highway and two dwellings to the south west of the site.

Oaklands Park formed part of what had been the larger caravan park known as Brooks Green Park which originally consisted of 60 caravans/mobile homes. Brooks Green Park had subsequently been subdivided and now formed two separate parks; the section still called Brooks Green Park was on the northern part of the original site and had planning permission for a total of 46 permanently sited mobile homes, 15 of which were subject to a legal agreement requiring occupiers to have a local connection.

The application site, Oaklands Park, formed the southern part of the original site. It had permission for 29 mobile homes for permanent residential use to be occupied by persons of 50 years of age or over, and with a local connection. A further caravan park, Larkins Park, was to the north of Brooks Green Park and comprised 28 touring caravans with occupancy restricted to 11 months in any year.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The applicant's agent had submitted two emails from estate agents stating that there was a need for this type of small housing in the district. The Parish Council had objected to the application. Thirteen letters of support had been received. Two members of the public spoke in support of the application and the agent also addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the surrounding countryside; neighbour amenity; and highways.

Members were mindful of the local support for Oaklands Park but noted that the site was not currently included within the emerging Neighbourhood Plan. Members discussed the proposal in the context of planning policy, and noted that further development of this site, in a rural location, would be contrary to policies with the HDPF.

## **RESOLVED**

That planning application DC/15/2664 be refused for the following reason:

The proposed development is located in a countryside location, outside the defined built up area boundary, on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Development Plan. The Council is able to demonstrate a 5 year housing land supply and consequently this scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential

to its countryside location and consequently represents an inappropriate, unsustainable and unacceptable form of development that is contrary to the aims and objectives of the NPPF and Policies 1, 2, 3, 4, 19 and 26 of the Horsham District Planning Framework (2015).

DCS/126 **DC/15/2663 - OAKLANDS PARK, EMMS LANE, BROOKS GREEN, HORSHAM (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: MR DANIEL WENMAN**

*(Councillor David Jenkins declared a personal interest in the application because he knew one of the public speakers.)*

The Development Manager reported that this application sought three additional mobile homes on the site, located on a strip of land adjacent to the northern boundary, abutting Emms Lane. The proposed mobile homes would have their own parking spaces and be within three metres of the northern boundary and measure between ten to 15 metres long. The existing roadway would be extended up to the new homes. The additional homes would be available to persons of 50 years of age or over.

The site was located outside the built up area on the eastern side of Emms Lane. The application site for the three additional homes comprised a tapering area of land currently designated as 'agricultural' land. It was approximately 25 metres by 15 metres. The surrounding area was predominantly rural, with a row of eight dwellings on the opposite side of the highway and two dwellings to the south west of the site. To caravan sites Brooks Green Park and Larkins Park were to the north-east of the application site.

Oaklands Park had permission for 29 mobile homes for permanent residential use to be occupied by persons of 50 years of age or over, and with a local connection.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Since publication of the report, the Highway Authority had raised no highway objection to the proposal.

The Parish Council had objected to the application. Eleven letters of support, two letters of objection, and one letter commenting on the proposal had been received. One of the members of the public who had spoken in support of the previous application DC/15/2664 confirmed that their comments also applied to this application. The applicant's agent addressed the Committee in support of the proposal.

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

development; its impact on the surrounding countryside; neighbour amenity; and highways.

Members were mindful of the local support for Oaklands Park and reiterated that the site was not currently included within the emerging Neighbourhood Plan, and was contrary to policies within the HDPF.

### **RESOLVED**

That planning application DC/15/2663 be refused for the following reasons:

- 01 The proposed development is located in a countryside location, outside the defined Built Up Area Boundary, on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Development Plan. The Council is able to demonstrate a 5 year housing land supply and consequently this scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location and consequently represents an inappropriate, unsustainable and unacceptable form of development that is contrary to the aims and objectives of the NPPF and Policies 1, 2, 3, 4, 15, 25 and 26 of the Horsham District Planning Framework (2015).
- 02 The provision of housing in this location would diminish the rural and tranquil character of this particular part of the landscape, creating a prominent and uncharacteristically urbanised environment. The development is therefore contrary to Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).

DCS/127 **DC/15/1942 - LAND TO THE REAR OF CORNERWAYS, POUND LANE, UPPER BEEDING (WARD: BRAMBER, UPPER BEEDING & WOODMANCOTE) APPLICANT: MR N QUINCEY**

The Development Manager reported that this reserved matters application sought permission for access, appearance, layout and scale for a detached three to four bedroom chalet bungalow with an integral double garage. Outline permission for one bungalow had been granted on appeal in January 2015.

The application site was located partly within and partly outside of the Built-Up area, within Flood Zones 2 and 3. A public footpath ran along the eastern boundary. It comprised overgrown land to the north of Cornerways and Marston and was accessed off a single track road serving an industrial estate and another property to the north of the site. There were stables to the north of the site. The southern boundary backed onto the gardens of the neighbouring

properties. There was mature planting along the western boundary and to the north were open fields and a stable block.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Members were advised that at paragraph 6.21 of the report the application reference should read DC/14/1264 and not DC/13/1265.

The Parish Council had objected to the application. Seven letters of objection had been received. Three members of the public spoke in objection to the application and the agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its design and character; and the residential amenity of nearby residents and users of nearby land.

Members noted that, whilst the mass of the building was marginally larger and the ridge height was 0.4 metres higher than that on the indicative plan submitted at outline stage, the building, in particular the garage, would be located further north to soften the impact on the area.

Members discussed aspects of the proposal, in particular its impact on neighbouring residents and flooding. It was noted that the Appeal Inspector had not required floodable voids under the dwelling and the proposed floor levels were in accordance with the condition regarding the finished floor level required by the Planning Inspector. Members discussed the characteristics of chalet bungalows and noted that in this instance there were no roof windows facing the two nearest properties.

Members concluded that the marginal differences between the proposal and the indicative plans submitted at outline stage would not significantly alter the relationship between the proposed dwelling and neighbouring properties.

### **RESOLVED**

That planning application DC/15/1942 be granted subject to the conditions and reasons as reported.

DCS/128 **DC/16/0123 - LAND WEST OF MILL STRAIGHT, WORTHING ROAD, SOUTHWATER (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: MR ROBERT COLLETT**

*(Councillor Michael Willett declared a personal interest in the application because he knew some neighbouring residents.)*

The Development Manager reported that this application sought advertisement consent for two identical non-illuminated single sided advertisements to the west of Worthing Road. They would be located behind the hedgerow on Mill Straight, approximately ten metres north of the existing access. The signs would form a V-shape and be visible to those approaching from north and south. The proposed signs would be mounted on steel poles and measure 300cm by 200cm. A condition would require the signs to be removed before the 31 May 2018

The application site was within the Parish of Shipley but adjacent to the eastern built-up area boundary of Southwater, south west of the Mill Straight/Worthing Road. Outline planning permission had been granted for the development of the site for up to 193 dwellings together with access. To the east of the application site, where the advertisements would be sited, there was a substantial hawthorn hedgerow with an avenue of poplar trees.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The response from West Sussex Highways Department, as contained within the report, was considered by the Committee.

Southwater Parish Council and Shipley Parish Council raised no objections to the application. Six letters had been received objecting to the application. One member of the public addressed the Committee in objection to the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: highway safety; the impact on the amenities of those in the vicinity; and visual impact.

Members noted that permitting the signs would not in any way predetermine any reserved matters application for the site, and concluded that the temporary permission would not have an adverse impact on the public highway.

### **RESOLVED**

That planning application DC/16/0123 for advertisement consent be granted subject to the conditions and reasons as reported.

*The meeting closed at 3.40 pm having commenced at 2.00 pm*

CHAIRMAN