

Planning Committee (South)
19 SEPTEMBER 2023

Present: Councillors: Len Ellis-Brown (Chairman), Joanne Knowles (Vice-Chairman), Sam Bateman, Mark Baynham, Jon Campbell, Philip Circus, Paul Clarke, Mike Croker, Joy Dennis, Victoria Finnegan, Claudia Fisher, Joan Grech, Lynn Lambert, Alan Manton, Nicholas Marks, John Milne and Roger Noel

Apologies: Councillors: Emma Beard, Malcolm Eastwood, Josh Potts and Peter van der Borgh

Absent: Councillors: John Trollope

PCS/17 **MINUTES**

The minutes of the meeting held on 18 July 2023 were approved as a correct record and signed by the Chairman.

PCS/18 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/23/0651 Councillor Sam Bateman declared a personal interest in this item as she was the applicant. She left the room during the item and did not take part in the debate or vote.

PCS/19 **ANNOUNCEMENTS**

There were no announcements.

PCS/20 **APPEALS**

Councillor Circus advised the Committee that the appeal record was incorrect for DC/21/1756 Woodmans Farm. It indicated that the Officer recommendation was to refuse whereas the correct recommendation was to approve.

Councillor Circus also referred to the previous appeal decision and the planning inspector's comments regarding reservations relating to the assessment of highway safety. He expressed his opinion that objections could be made on highways grounds in the absence of Highways support.

PCS/21 **DC/23/0639 PEAR TREE FARM, FURNERS LANE, WOODMANCOTE**

The Head of Development and Building Control reported that this application sought permission for the erection of a 'U' shaped commercial storage building

to accommodate tyres currently stored in the open and within shipping containers at Pear Tree Farm.

The application site is located on the north side of Furner's Lane. Pear Tree Farm is accessed by a single point of gated entry into Furner's Lane.

The site lies outside of any defined settlements boundaries and within the countryside. The built-up area of Henfield lies 0.8km to the west.

Members notes the planning history of the application.

The Parish Council objected to the proposal.

Nine letters of representation had been received on the proposal: five in support and three in objection.

The applicant spoke in support of their application.

Members had concerns regarding the height of the building, the proximity to the neighbouring houses, whether the tyre use of the site met with the appropriate regulations and the increased fire risk associated with the storage of tyres.

It was proposed and seconded that an additional condition and informative be included should the application be granted.

RESOLVED

That planning application DC/23/0639 be approved in accordance with officer's recommendation, excluding the requirement for a section 106 which had been withdrawn by officers since the publication of the committee report and subject to the following additional condition and informative:-

As a pre-commencement condition, no development shall commence until the details of fire safety measures have been submitted and approved in writing by the Local Planning Authority.

The measures shall have been produced in consultation with West Sussex Fire and Rescue Service. The approved measures shall be installed and made operational prior to first use of the building hereby permitted and shall be retained as such thereafter. This is to ensure satisfactory fire safety in accordance with policy 24 of the Horsham District Planning Framework. As an informative, the applicant is advised to ensure that they comply at all times with the necessary regulations governing the storage of tyres on the site.

PCS/22 **DC/23/1324 26 MANOR ROAD, UPPER BEEDING**

The Head of Development and Building Control reported that planning permission is sought for a two-storey side extension and a single storey rear extension to a semi-detached dwelling. An oak framed open porch was also proposed at the front, set on a brick plinth. The existing attached garage and conservatory located to the rear and side would be removed to facilitate the extensions.

The application site is located to east side of Manor Road within the built-up boundary area of Upper Beeding.

The Parish council objected to the application.

Members expressed concerns regarding the size of the proposed extension on the plot and proximity to the neighbouring property.

Officers provided clarification to committee that the proposed design and size within the plot were deemed acceptable and complied with both local and national planning policies. It was therefore recommended for approval.

RESOLVED

This application DC/23/1324 was approved in accordance with officer recommendation.

PCS/23 **DC/23/0651 CEDARS BYRE, PARBROOK, BILLINGSHURST**

The Head of Development and Building Control reported that planning permission was sought for the erection of a new wooden summer house within the rear garden of the property, located close to the northern boundary.

The application site- Cedars Byre is a detached two storey dwelling located within the built-up area of Billingshurst. A Grade II listed building sits to the west.

Since the publication of the committee report the applicant advised that the originally proposed concrete foundation would be replaced with screw pile foundation. This would not impact the nearby Yew tree which has a Tree Preservation Order (TPO).

Members noted the planning history of the application.

The Parish Council raised no objection to the application.

Members were supportive of the application and deemed the design appropriate and in keeping with the local area.

RESOLVED

That application DC/23/0651 be approved in accordance with officer recommendation, with condition 3 to become regulatory to secure the submitted screw pile foundation details.

The meeting closed at 6.38 pm having commenced at 5.30 pm

CHAIRMAN