

Planning Committee (South)
21 NOVEMBER 2023

Present: Councillors: Len Ellis-Brown (Chairman), Joanne Knowles (Vice-Chairman), Sam Bateman, Mark Baynham, Emma Beard, Philip Circus, Paul Clarke, Mike Croker, Joy Dennis, Victoria Finnegan, Claudia Fisher, Joan Grech, Lynn Lambert, Nicholas Marks, John Milne and Peter van der Borgh

Apologies: Councillors: Jon Campbell, Malcolm Eastwood, Alan Manton, Roger Noel, Josh Potts and John Trollope

PCS/30 **MINUTES**

Councillor Sam Bateman advised a further amendment to the minutes of the meeting held on 19 September. PCS/18 Declarations of Member's Interests should read 'applicant's wife' not applicant.

The amended minutes were further updated and approved as a correct record and signed by the Chairman. Councillor Philip Circus wished to thank the Chairman and Monitoring Officer for their efforts in resolving the correction of the minutes.

The minutes of the meeting held on 17 October 2023 were approved as a correct record and signed by the Chairman.

PCS/31 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/22/1815 Councillors Sam Bateman declared a personal interest as she has a working relationship with a number of objectors to the item however this did not affect her taking part in the discussion or vote.

DC/22/1815 Councillors Joanne Knowles and Lynn Lambert declared personal interests as they are both Ward Councillors for Cowfold. This did not affect their taking part in the discussion or vote.

SDNP/21/06423/HOUS Councillor Claudia Fisher declared a personal interest as a Parish Councillor for Parham, she was not involved in the application and this did not affect her taking part in the discussion or vote.

PCS/32 **ANNOUNCEMENTS**

There were no announcements.

PCS/33 **APPEALS**

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

PCS/34 **DC/22/1815 LAND AT BROOK HILL, COWFOLD**

The Head of Development and Building Control reported that this application sought full planning permission for the erection of 35 dwellings with associated engineering operations and works. There will be a mix of 1 to 4 bed dwellings on site and 12 units will be for affordable housing.

Since the publication of the report the applicant has agreed to explore an additional 50 metre upgrade to the Right of Way 1744 behind Thorndean to the village facilities which will be finalised in the Section 106 legal agreement. Further resilience has also been given to the Water Neutrality Strategy with a commitment to a second bore hole located onsite at a deeper depth to function as a back up. In the event of approval, amendments will be made to the relevant conditions in the report.

The site is located west of the A281 in the village of Cowfold and outside of the Built-Up Area Boundary. The Cowfold Air Quality Management Area (AQMA) and Cowfold Conservation Area are 170 metres south of the site.

34 representations were received objecting to the proposal which included a petition of 72 names – but with no addresses or signatures provided. One representation was received in support of the proposal, and one received neither objecting nor supporting.

The Parish Council neither supported or objected to the proposal. Two speakers objected to the proposal and the Agent and one other speaker spoke in support.

Members noted the planning history of the application.

Members raised concerns regarding the house designs, potential flood risk, traffic issues, impact on air quality, pedestrian footpath and provision of bat and bird boxes.

The Environment Agency had stated the site was compliant and not in a flood risk area and conditions setting out the drainage strategy would be finalised and secured should the application be approved.

Confirmation was given that a road safety audit had been undertaken by West Sussex County Highways regarding traffic and no objections had been raised. Bird and bat boxes were also being supplied on site and trees maintained as far as practicable.

Members expressed concerns regarding an increase in air pollution as the proposed site was on the edge of the Cowfold Area Quality Management Area

and identified in the Neighbourhood Plan. The applicant had submitted an Air Quality Assessment (AQA) and mitigation measures as part of the conditions.

Further discussion involved water neutrality and the use of bore holes on the site. Work and consultation had taken place with The Environment Agency and Natural England regarding the use of bore holes and tests undertaken satisfied that water neutrality could be achieved. Members gained clarity on why a second bore hole was required and how the system would operate if there were power supply issues.

A number of Members raised concerns regarding the design of the proposed houses to be more in keeping with the rural area. Officers however felt the house types were sympathetic to the traditional Sussex design and conditions would ensure high quality materials were used.

Ward Members were keen to ensure they were consulted on the architectural detailing of house types prior to the commencement of any building work above slab level and it was therefore proposed and seconded to amend Condition 17 in the report.

RESOLVED

That planning application DC/22/1815 be approved in accordance with Officer recommendation subject to the conditions in the report and completion of a Section 106 Legal Agreement with an amendment to Condition 17 to agree the architectural details in consultation with local Ward Members.

PCS/35 **DC/22/2297 STORRINGTON SQUASH CLUB, GREYFRIARS LANE, STORRINGTON., PULBOROUGH**

The Head of Development and Building Control reported that this application sought planning permission for the demolition of existing Storrington Squash Club building and the erection of a three-storey building to form 8 flats with associated parking, private outdoor amenity space and landscaping.

The proposed site plan comprises the area of the existing squash club (which has now closed down) and its designated parking area to the south.

The site lies within the built up area boundary (BUAB) of Storrington and immediately abuts the Storrington Conservation Area and lies 255m south of the Storrington Air Quality Management Area.

Members noted the planning history of the application.

The Parish Council objected to the proposal. 8 letters of representation had been received from separate households objecting to the proposal.

The agent spoke in support of the application.

Members generally felt the proposal would be an improvement on the current building. Concerns were raised regarding an increase in traffic, local effects on air quality and accessibility to the site for emergency services.

West Sussex Fire and Rescue had not raised any concerns to the proposal as suitable access could be achieved to the site.

West Sussex County Highways did not object to the application as the site had previously been used as a squash club and it was not expected that future use of the site would increase traffic significantly and have a negative impact on the local roads.

Further discussion considered water neutrality and off setting measures. Members raised concern that views had not been received from the South Downs National Park (SDNP) however the council had consulted SDNP and not received any feedback. However the Council's Landscape Officer's opinion had been sought and it was felt the proposed development would blend sympathetically with the local area and not cause an adverse effect.

RESOLVED

That application DC/22/2297 be approved subject to appropriate conditions and the completion of a Section 106 Legal Agreement as set out in the report.

PCS/36 **SDNP/21/06423/HOUS 9 RACKHAM STREET, RACKHAM**

The Head of Development & Building Control reported that this application sought permission for the erection of a part single extension, part two storey extension, reinstatement of a front porch, construction of a carport and store.

Permission was approved on this site in 2014 under SDNP/14/04858/HOUS for a two storey side extension which was granted prior to the South Downs Local Plan adoption in 2019. Due to the extant approval, the current application was considered to be on a comparable scale with the previous permission and would outweigh any policy conflict in the South Down Local Plan.

The application site is located on the western side of Rackham Street, comprising a detached dwelling situated on a generous plot within a rural location. The site does not sit within a Conservation Area and is not a Listed Building.

Members noted the planning history of the application.

Seven letters of representation had been received objecting to the proposal and a further 6 objections following amended plans and a re-consultation in September 2023. One letter had been received in support of the proposal.

The Parish Council raised no objection to the proposal. Two speakers objected and three speakers spoke in support of the application.

Members were broadly in support of the proposal and gained clarity that the application would not contravene the Dark Skies policy.

RESOLVED

That application SDNP/21/06423/HOUS be approved subject to the conditions set out in the report.

The meeting closed at 8.13 pm having commenced at 5.30 pm

CHAIRMAN