

Planning Committee (South)
23 JANUARY 2024

Present: Councillors: Len Ellis-Brown (Chairman), Joanne Knowles (Vice-Chairman), Emma Beard, Jon Campbell, Philip Circus, Paul Clarke, Mike Croker, Joy Dennis, Victoria Finnegan, Claudia Fisher, Joan Grech, Lynn Lambert, Alan Manton, Nicholas Marks, John Milne, Roger Noel, Josh Potts, John Trollope and Peter van der Borgh

Apologies: Councillors: Sam Bateman and Mark Baynham

PCS/45 **MINUTES**

The minutes of the meeting held on 19th December 2023 were approved as a correct record and signed by the Chairman.

PCS/46 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/23/0701- Councillor Paul Clarke declared an interest as he knew the landowner in a professional capacity. This did not affect his ability to take part in the discussion or vote.

DC/23/0701- Councillor Len Ellis-Brown declared an interest as he knew the landowner in a professional capacity. For this item Vice Chairman Councillor Joanne Knowles chaired the meeting.

PCS/47 **ANNOUNCEMENTS**

Item DC/23/0701 had been withdrawn from the agenda.

PCS/48 **APPEALS**

Councillor Circus raised the success rate of appeals considered by the Planning Inspector to the Head of Development and Building Control as he felt a number had recently not been successful.

The Head of Development and Building Control advised that each case was considered separately, a significant number of appeals had been dismissed and it was continuously monitored.

PCS/49 **DC/21/2466 GREENDENE, STANE STREET, CODMORE HILL,
PULBOROUGH**

The Head of Development and Building Control reported that this application sought permission for the demolition of existing buildings and the erection of up to 65 dwellings, of which 35% would be affordable, with associated public open space, landscaping, with all matters reserved except for access.

The application site is located at Greendene, Stane Street, Codmore and the site adjoins the Arun Valley mainline railway line and A29 the public highway.

Following consultation twelve letters were received objecting to the proposal and the Parish Council objected to the application.

Three speakers spoke in support of the proposal and the Parish Council spoke in objection.

Members raised concerns regarding, sewage and drainage on the site, suitable and safe pedestrian access and issues relating to the rail crossing.

It was felt that further information was required. It was therefore proposed and seconded to defer the application.

RESOLVED

That planning application DC/23/2466 be deferred for officers to seek further information and clarification on matters relating to sewage, the rail crossing, and highway mitigation relating to the site access.

PCS/50 **DC/23/0701 OLD CLAYTON BOARDING KENNELS, STORRINGTON
ROAD, WASHINGTON**

This item was withdrawn.

PCS/51 **SDNP/22/01589/CND ST MARYS GATE, THE STREET, WASHINGTON**

The Head of Development and Building Control reported that this application sought variation of Conditions 3 of previously approved application SDNP/17/03716/HOUS. Variation sought to allow for retention of existing UPVC windows with added glazing bars.

The application site is located on the northern side of The Street, Washington, and comprises a detached chalet bungalow with single-storey elements on the western side of School Lane, north of its junction with The Street. The building falls within Washington Conservation Area with Grade II Listed Buildings surrounding to the north, east and west.

Following the publication of the committee report it was noted that under item 5.1 bullet point 6 should read “the variation should not be allowed”.

Sixteen letters of representation have been received objecting to the proposal and the Parish Council objected to the application.

One speaker spoke in support of the application.

Members discussed the visibility of the property and location within the Washington Conservation area. It was however felt that the appearance and design of the proposed alteration was acceptable.

RESOLVED

The application SNDP/22/01589 was approved in accordance with officer recommendation.

PCS/52 **DC/22/2194 LAND TO THE NORTH OF BACKSETTOWN FARM,
BACKSETTOWN FARM, FURNERS LANE, HENFIELD**

The Head of Development and Building Control reported that planning permission is sought for the erection of one detached chalet dwelling. The proposed dwelling would be located immediately to the south of Furners Lane, within the wider ownership of Backsettown Farm, and would be accessed from the existing access track.

The application site is located to the south of Furners Lane, outside of the designated built-up area boundary. The wider surroundings are characterised by open countryside, with sporadic residential development located to the north and west.

The Parish Council objected to the proposal.

Members noted the planning history of the application, and concerns were raised regarding the impact of development on the nearby oak tree and water neutrality.

It was felt that should the application be granted; an additional condition be included to look at protecting the Oak tree and demonstrating water neutrality.

It was therefore proposed and seconded to add appropriate conditions.

RESOLVED

That planning application DC/22/2194 be approved with the following amended resolution:

To delegate authority to the Head of Development and Building Control to approve planning permission subject to completion of a s106 legal agreement and appropriate conditions, and the addition of a condition requiring a measured survey of the Oak tree and means of protection during and after construction works, including its Root Protection Area, and subject to clarification that planning permission DC/20/1500 has commenced onsite by no later than 15 February 2024.

In the event evidence of commencement has not been sufficiently provided, to refuse planning permission on the grounds that water neutrality has not been demonstrated.

The meeting closed at 7.41 pm having commenced at 5.34 pm

CHAIRMAN