

Planning Committee (South)
21 FEBRUARY 2017

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

Apologies: Councillors: Jonathan Chowen, Roger Clarke, Tim Lloyd, Kate Rowbottom and Ben Staines

PCS/93 **MINUTES**

The minutes of the meeting of the Committee held on 17th January were approved as a correct record and signed by the Chairman.

PCS/94 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCS/95 **ANNOUNCEMENTS**

The Chairman announced that Hazel Cork, Development Team Leader, who had worked in the planning department for over 20 years, would be retiring shortly. He thanked her for the tremendous work she had done over the years and wished her well for the future.

PCS/96 **APPEALS**

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

PCS/97 **DC/16/1419 - LITTLE GILLMANS COTTAGE, MARRINGDEAN ROAD, BILLINGSHURST (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: MR NICK DALEY**

The Development Manager reported that this application sought permission for the demolition of a dwelling and outbuildings and the erection of 14 dwellings of relatively traditional design served by an access onto Marringdean Road.

There would be two terraces on a south-facing cul-de-sac, and one terrace and three 4-bedroom detached units on an east-facing cul-de-sac. The proposed terraces would include: one 4-bedroom; eight 3-bedroom; and two 2-bedroom units. Each dwelling would have a rear garden with gated access. A total of 32 car parking spaces across the site were proposed.

The application site was located within the built-up area of Billingshurst in a residential area, including new developments at Daux Wood and Marringdean Acres. An industrial site lay to the west. There were two parts to the site: Little Gillmans Cottage and garden, which was adjacent to new development; and land between Little Gillmans and 8 Marringdean Road to the north, which had been in agricultural use but had fallen into neglect.

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 Parish Council objected to the application. Eleven letters of objection, from ten households, and one letter of comment, had been received. Two members of the public spoke in objection to the application and 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; design and layout; the amenity of neighbouring and future residents; parking and highways; flooding and drainage; biodiversity and ecology; sustainability; and affordable housing and infrastructure contributions.

Members considered the density of the scheme and noted that it was only slightly higher than that of surrounding development. Members noted that Condition 8 requiring a drainage scheme would address flooding issues by ensuring the development would be properly drained.

With regards to the required commuted sum towards off-site affordable housing, it was noted that the applicant had provided evidence that they had been unable to secure a Registered Provider to secure on-site affordable housing.

RESOLVED

- (i) That a legal agreement be entered into to secure financial contributions for affordable housing and infrastructure.
- (ii) That on completion of (i) above, planning application DC/16/1419 be determined by the Development Manager. The view of the Committee was that the application should be granted.

PCS/98 **DC/16/2624 - WESTMINSTER HOUSE, STATION ROAD, PULBOROUGH
(WARD: PULBOROUGH & COLDWALTHAM) APPLICANT: NEIL AND
LOUISE SPINK**

The Development Manager reported that this application sought permission to convert one 3-bedroom flat on the second and third (attic) floor of Westminster House into three units comprising two 1-bedroom units on the second floor, and one 2-bedroom unit on the third floor. There would be minor alterations to the

roof, with an additional dormer window, similar to an existing one on a side elevation, added to the east and west roof-slopes.

The attic space, which currently contained water tanks, would be opened up to provide accommodation for the 2-bedroom unit. No parking or garden space would be provided for the properties.

The application site was located in the centre of Pulborough in an area of mixed residential and commercial properties of various styles. It was within an imposing red-brick building which had been a NatWest bank. There was no parking provision on the site.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history, including the permission to convert the ground and first floor of the building into three flats, was noted by the Committee. The development of the adjacent site at Bartram House was also noted.

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

The Parish Council objected to the application. One letter of objection had been received. A representative of the Parish Council spoke in objection to the application, and raised concerns regarding inadequate parking in the vicinity and the accumulative impact of recent and proposed development within Pulborough.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design; the amenity of neighbouring residents; and highways and traffic, in particular parking provision.

Members concluded that their concerns regarding parking provision were not sufficient reason to warrant refusal in the light of the Highways Authority's comments. It was agreed that a condition should be added to ensure that during construction of the development contractor vehicles would not park in the shorty-stay layby opposite the site.

RESOLVED

That planning application DC/16/2624 be granted subject to the conditions as reported, and an additional condition to secure an agreed Construction Management Plan prior to commencement of development.

PCS/99 **DC/16/1798 - LAKERS BUILDING AND FENCING SUPPLIES LTD,
STATION APPROACH INDUSTRIAL ESTATE, STATION ROAD,
PULBOROUGH (WARD: PULBOROUGH & COLDWALTHAM) APPLICANT:
MR PETER CROSDIL**

The Development Manager reported that this application sought retrospective permission for use of a yard for the storage of materials and equipment related to the builder and fencing merchant, and the construction of metal palisade perimeter fencing.

The application site was within the built-up area of Pulborough close to the junction of Station Approach and Station Road. It comprised a large detached brick workshop and retail unit with parking area, and a storage yard to the north. There were commercial warehouses to the north, Pulborough Station to the west, and residential development to the east. The site was adjacent to but outside a designated Key Employment Area.

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

The Parish Council objected to the application. Seven letters of objection had been received. One member of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection to it.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of use; visual impact; and the impact on neighbouring amenity.

Members discussed the impact of the change of use of the yard, in particular with regards to delivery vehicles and it was agreed that a Deliveries Management Plan should be required. The impact of the blue palisade fencing on the amenity of neighbouring occupiers was discussed and it was noted that raising the height of the wooden fencing on the eastern boundary would mitigate its impact.

RESOLVED

That planning application DC/16/1798 be granted subject to:

- (i) Condition 1 as reported to be amended so that activity on the site to commence from 8.00 hours instead of 7.30 hours Monday to Friday;
- (ii) An additional condition requiring a Deliveries Management Plan relating to deliveries to the application site (external yard only);
- (iii) An additional condition requiring amended fencing details to be submitted and implemented to the east boundary with 1 Station Villas.

The Development Manager reported that this application sought permission for a first floor rear extension to provide an additional function room, and a two-storey side extension to provide staff accommodation for the restaurant. There would be various alterations to windows and the roof. The proposed height of the first floor extension had been reduced by the applicant in response to concerns regarding its bulk.

The application site was located within the built-up area of Pulborough on the southern side of Swan Corner and comprised a two-storey predominantly brick detached bar/restaurant, with converted loft space. There were eight parking spaces to the rear, and a servicing yard to the west. The surrounding area included dwellings and commercial units of varying styles, ages, and sizes, including some listed buildings to the north-east towards the Conservation Area.

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 Parish Council objected to the application. Three letters of objection had been received. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; its impact on neighbouring amenity; and its impact on the highway.

Members welcomed the expansion of the business and, whilst there was concern regarding restricted on-street parking in the vicinity, noted that Condition 4 would increase the off-street parking provision from eight to nine spaces.

RESOLVED

That planning application DC/16/1646 be granted subject to the conditions and reasons as reported.

PCS/101 **DC/16/2915 - BLACKLANDS FARM CAMPING, BLACKLANDS FARM, WHEATSHEAF ROAD, HENFIELD (WARD: HENFIELD) APPLICANT: MR NEIL AND GRAHAME GOODRIDGE**

Item withdrawn from the agenda.

PCS/102 **DC/16/2522 - BLACKLANDS FARM, WHEATSHEAF ROAD, HENFIELD (WARD: HENFIELD) APPLICANT: MR GRAHAME AND NEIL GOODRIDGE**

Item withdrawn from the agenda.

The meeting closed at 3.58 pm having commenced at 2.30 pm

CHAIRMAN