

Planning Committee (South)
18 SEPTEMBER 2018

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Karen Burgess, Jonathan Chowen, Philip Circus, David Coldwell, Ray Dawe, Brian Donnelly, David Jenkins, Lynn Lambert, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines and Claire Vickers

Apologies: Councillors: Nigel Jupp and Michael Willett

PCS/22 **MINUTES**

The minutes of the meeting of the Committee held on 21 August 2018 were approved as a correct record and signed by the Chairman.

PCS/23 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Tim Lloyd declared an interest in items DC/18/0496 and DC/18/0497 as he knew the applicant and subsequently left the room during those debates.

PCS/24 **ANNOUNCEMENTS**

There were no announcements.

PCS/25 **APPEALS**

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

PCS/26 **DC/18/0018 - GARAGE BLOCK, ROWAN DRIVE, BILLINGSHURST**

The Head of Development reported that this application sought permission for the demolition of eighteen garages and erection of six 2-bedroom and three 1 bedroom dwellings in a two-storey building with a three-storey central section. All the dwellings would be affordable housing, including temporary accommodation. Ground floor flats would have private amenity space and a communal amenity space for all residents was proposed. Two parking areas providing a total of nine allocated and two unallocated spaces were proposed. There would be 16 cycle spaces.

The original application had been amended, in response to concerns, to provide a pitched roof instead of a flat one and increase parking provision.

The application site was located within the built-up area of Billingshurst on Rowan Drive, close to its junction with Coombe Hill. It was surrounded by residential development, with Jubilee Fields to the north-west.

Details of relevant government and council policies, 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 original application and to the amended plans. Twenty objections from 17 households had been received in response to the original application and a further seven objections had been received in response to the amended scheme. An objection had also been received from Wealden District Council regarding the proposal's impact on the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area, and on the Lewes and Pevensey Levels SACs. One member of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal. 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 the development; its impact on the character and appearance of the street scene; the privacy and amenity of neighbouring occupiers; affordable housing; highway safety and parking provision; and its impact on the SACs.

Members concluded that although some issues raised by those objecting are valid concerns, the need for more affordable housing in the district outweighed them.

RESOLVED

That planning application DC/18/0018 be granted subject to the conditions and reasons as reported.

PCS/27 **DC/18/0496 - 58-62 HIGH STREET, STEYNING**

The Head of Development reported that this application sought permission for the conversion of the first and second floors into four self-contained flats, a two-storey first and second floor rear extension, and conversion of an attached ancillary barn to the rear into a holiday let. The application also proposed changing the ground floor A2 office use at 58 High Street into A1 retail use. Three of the flats would have roof terraces. Eleven parking spaces, including six unallocated ones for the ground floor commercial premises, were proposed.

The application site was located in the built-up area and Conservation Area of Steyning on the east side of the High Street. It comprised three linked Grade II Listed Buildings. The neighbouring properties were also Grade II listed.

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. There had been 28 objections from 15 households, and two letters of support. Two members of the public spoke in objection to the application and the applicant addressed the Committee in support of the proposal. 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; heritage impacts; its impact on residential amenity; and parking and traffic conditions.

Members concluded that any negative impact on nearby residential properties could be negated by a relatively few amendments to the proposed design.

RESOLVED

That planning application DC/18/0496 be granted subject to the conditions and reasons as reported.

PCS/28 **DC/18/0497 - 58-62 HIGH STREET, STEYNING**

The Head of Development reported that this application sought Listed Building Consent for alterations to three Grade II Listed Buildings to enable the conversion of the first and second floors into four self-contained flats, a two-storey first and second floor rear extension, and conversion of an attached ancillary barn to the rear into a holiday let. The application would also facilitate the change of use of the ground floor A2 use at 58 High Street into A1 retail use.

The application site was located in the built-up area and Conservation Area of Steyning on the east side of the High Street. It comprised three linked Grade II Listed Buildings. The neighbouring properties were also Grade II listed.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation response from the Council's Conservation Officer, as contained within the report, was considered by the Committee.

The Parish Council objected to the application. There had been 22 objections from 12 households, and one letter of support. One of the Local Members had raised no objection. One member of the public spoke in objection to the

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal was its impact on the special character and distinctiveness of the Listed Buildings and their setting.

RESOLVED

That Listed Building application DC/18/0497 be granted subject to the conditions and reasons as reported.

PCS/29 **DC/18/0926 - 31 CONCORDE CLOSE, STORRINGTON**

The Head of Development reported that this application sought permission for the erection of a detached two-storey dwelling to the east of the existing property, and retrospective permission for the relocation of a 1.8 metre high fence approximately one metre to the east, closer to Storrington Road.

The application site was located within the built-up area of Storrington on the north side of Concorde Close, adjacent to Storrington Road. It was the side garden of a two-storey detached property. There were similar properties nearby, and dwellings of varied scale and appearance within the wider street scene. There was a group of protected trees along the northern site 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 Parish Council objected to the application. Fifteen objections, from 11 households, had been received. The two joint applicants 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; its impact on neighbouring amenity; highway impacts; and the new position of the fence.

Members raised some concern over the potential loss of trees on site although they were reassured by the comments provided by the HDC Arboricultural Officer.

RESOLVED

That planning application DC/18/0926 be granted subject to the conditions and reasons as reported.

PCS/30 **DC/18/0520 - THE ACORN, FRYERN ROAD, STORRINGTON**

The Head of Development reported that this application sought permission for the retention of a repositioned sand school and storage barn, and the change of use of the land for private equestrian use in connection with the six stables and dwelling on the site. The sand school had been constructed approximately three metres north of the position approved under DC/16/2491. The barn was used to store hay, feed and agricultural equipment.

The application site was located to the east of Fryern Road, outside the defined built-up 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 raised no objection to the application. 17 letters of objection and 4 of support had been received. The applicant 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 appearance; amenity impacts; existing parking and traffic conditions.

RESOLVED

That planning application DC/18/0520 be granted subject to the conditions and reasons as reported.

PCS/31 **DC/18/1320 - WINDWAYS, COMMON HILL, WEST CHILTINGTON**

This item was withdrawn from the agenda.

PCS/32 **DC/18/1412 - ARUN FEEDS, SINCOX LANE, SHIPLEY**

The Head of Development reported that this application sought full permission for the erection of 4 detached dwellings with associated garaging, hardstanding and landscaping. The dwellings would seek to reflect a Farmhouse, Coach House, converted Stable Building, and Chaffeurs Cottage.

The application site was located to the south east of Sincox Lane, outside of any built-up area boundary and was comprised of an unused former commercial site.

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.

Both Shipley and Thakeham Parish Councils objected to the application. 2 letters of objection and 10 of support had been received. The applicant and two members of the public 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 appearance; amenity impacts; existing parking and traffic conditions.

RESOLVED

That planning application DC/18/1412 be refused for the reasons as set out in the report.

The meeting closed at 4.32 pm having commenced at 2.30 pm

CHAIRMAN