

Planning Committee (South)
20 NOVEMBER 2018

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

Apologies: Councillors: Jonathan Chowen and David Jenkins

PCS/44 **MINUTES**

The minutes of the meeting of the Committee held on 16 October 2018 were approved as a correct record and signed by the Chairman.

PCS/45 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Nigel Jupp declared an interest in item DC/18/1087 as he knew the applicant and some objectors to the application.

Councillor Jim Sanson declared an interest in item DC/18/1695 as he owned property on the same road as the application site.

The above Councillors left the meeting room for the duration of the respective items.

PCS/46 **ANNOUNCEMENTS**

There were no announcements.

PCS/47 **APPEALS**

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

PCS/48 **DC/18/1087 - BAILEYS FARM, BROOKS GREEN ROAD, COOLHAM**

The Head of Development reported that this application sought permission for the erection of an office building with 24 parking spaces and access track from Brooks Green Road. The building and parking area would be on an area of farmland south of a group of office and light industrial buildings, extending the industrial estate by approximately 22 metres. The proposed 184 metre access track would use an existing crossover point from Brooks Green Road.

The application site was located outside the built-up area boundary approximately 380 metres from the North Coolham crossroads, immediately to the south of a small industrial estate. Baileys Farmhouse, a Grade II Listed building, was to the north adjacent to Brooks Green. There was agricultural land to the south, and a row of houses along Brooks Green Road, where William Penn Primary School was located.

Members were provided with an update that the HDC Landscape Officer had commented to say they raised no objections to the application but in respect of the details required by condition 6 (landscaping works), the applicant be advised to include a native hedgerow along the southern boundary to soften the appearance of the development

The Parish Council supported the application. There had been 32 objections, and two letters commenting on the proposal had been received. The applicant 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; landscape and visual effects; impact on highways and parking; impact on the nearby listed building; and neighbouring amenity.

Members considered the benefits to the local economy that extending an established industrial park would bring, and concluded that the increased level of activity would not have a harmful impact on the rural location.

RESOLVED

That planning application DC/18/1087 be granted subject to the conditions as reported.

Informative to be added advising the applicant that the landscaping details to be submitted for approval under condition 6 to include a native hedgerow along the southern boundary to soften the appearance of the development.

PCS/49 **DC/18/1695 - LAND SOUTH OF KITHURST LANE, STORRINGTON**

The Head of Development reported that this application sought permission for the construction of a storage barn and retention of an access. The barn would measure nine metres by six metres with open bays on the southern and western sides.

The land was managed by the Norbertine Order, the applicant and volunteers. The barn would be used to store machinery used for land maintenance as the current store arrangements would shortly cease to be available with the lease due to expire. The existing store was located within the nearby monastery at Our Lady of England Roman Catholic Church, run by the Chemin Neuf Community, who are also a Roman Catholic Order.

The application site was located outside the built-up area south of Storrington. It lay between a cemetery to the south, Kithurst Lane to the north, a residential plot to the west and an open area called Matt's Wood to the east. Our Lady of England Monastery was to the north, off Kithurst Lane. The planning history of the site, including the vehicular access, as printed in the report was noted by the Committee.

The Parish Council objected to the application. Objections from 14 households had been received. One additional letter of representation had been received since the publication of the officer's report expressing a concern for exterior lighting. 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: principle of development; design and appearance; trees and landscaping; impact on Storrington Conservation Area; the amenity of neighbouring residents and occupiers; and highways impacts.

Members noted the scale and siting of the barn and the specific needs of the Norbertine Order in this rural location, and concluded that there would be no significant adverse harm to the rural setting.

RESOLVED

That planning application DC/18/1695 be granted subject to the conditions as reported with one additional condition to be added: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application. Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

PCS/50 **SDNP/18/03927/FUL - CASTLE LANE, CASTLE FARM, NEW BARN ROAD, AMBERLEY**

The Head of Development reported that this application sought permission for the change of use of a detached annex serving Castle Farm into an independent dwelling. The existing walled garden and pool area would be the new dwelling's amenity space and one of the attached garages to the rear would be allocated to it. No external alterations to the annex, access or parking area were proposed.

It was clarified by the presenting officer that the application was being considered by the committee as the proposal was contrary to the Amberley Neighbourhood Plan as well as the Local Plan.

The application site was located outside the built-up area to the west of Amberley. It was accessed off Castle Lane along a privately maintained drive

shared with Castle Farm, the main dwelling. Amberley Castle lay to the east and there was countryside to the north and west. The annex currently included two bedrooms.

The Parish Council objected to the application. No further representations had been received. 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 appearance; impact on neighbouring amenity; and highway considerations.

Members considered the location and how it related to the settlement of Amberley and concluded that the proposal would not harm local amenity or have a significant impact on traffic in the area. Members therefore concluded that it was in accordance with national and local planning requirements and it was acceptable on this occasion to make an exception to the policy requirements of Policy HD 1 of the Amberley Neighbourhood Plan and the Local Plan.

RESOLVED

That planning application SDNP/18/03927/FUL be granted subject to the conditions and reasons as reported.

PCS/51 **DC/17/2564 - OAK TREE VIEW AND LANE TOP, NUTBOURNE ROAD, PULBOROUGH**

The Head of Development reported that this application sought permission for the removal of conditions 2 and 3 to permission DC/10/0586 for the use of land for the stationing of two caravans for settled gypsy accommodation and the retention of two existing caravans, one with a temporary permission. The conditions related to personal occupancy restrictions.

The application to remove these conditions had been granted by the Committee in February 2018 (Minute No. PCS/66 (20.02/18 refers). Following the determination of the application, the decision was challenged through a Judicial Review. In light of the Judicial Review, the former decision had been quashed and the application was again a 'live' application to be re-determined by the Committee. The challenge through the Judicial Review related to the interpretation of the County Council's Highway comments and how these were presented to committee. Following the Judicial Review, subsequent comments from the Highway Authority had been received which clearly stated no objection. Details of the background to the Judicial Review and the revised Highway comments were noted by the Committee.

At committee, the presenting officer updated the members on additional letters which had been received from adjacent properties objecting to the proposal, since the report had been written. The objections were as follows:

- The lack of consultation on the proposal.
- The principle of the proposal.
- Road safety and highway concerns regarding the access and visibility splays from Nutbourne Road.

The presenting officer stated that the letters did not raise any new material considerations. The officer stated that, in terms of the principle of the proposal, this was addressed in the committee report. It was also stated that WSCC Highways have assessed the highway matters raised in the letters and were satisfied that the additional letters of objection do not raise any new points that have not been considered as part of their assessment of the application. The committee report was a fair assessment and reflection of their latest comments.

The presenting officer also stated that an additional condition was recommended that no external lighting shall be erected or placed on the land without the written approval of the Local Planning Authority. This condition was on the original permission and it is appropriate for this condition to be carried over to this proposal.

The application site was located The application site was located about 1.7 kilometres west of Pulborough and 500 metres south of Nutbourne in the countryside, although there were a number of properties close to the site. It was screened by trees, hedging and fencing and accessed by a driveway off Nutbourne Road. The site included a stable-block and paddock and there was an occupied barn on the site.

The Parish Council raised no objection to the application. There had been 18 objections from 17 households. 4 additional letters of objection had been received since publication of the report. Three members of the public spoke in objection to the application and 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: policy background; the sustainability of the development; design and appearance; its impact on neighbouring amenity; and highway considerations.

The presenting officer clarified that since the last committee and following on from the judicial review, revised comments have been received from WSCC highways which confirm that they have no objection to the proposal on the grounds of highway safety and access. The comments of WSCC Highways were outlined in full in the report. A copy of the full comments were also shown to the committee on a slide.

Members were also reminded of and taken to the relevant paragraph of the NPPF relating to highways impact.

For clarity, it was stated that the proposal does not include re-imposing the previous conditions in relation to drainage details and visibility splays. The reasons for not re-imposing these conditions were outlined in the report in detail.

It was also stated that the proposal does not include the re-imposition of the previous condition relating to the removal of permitted development rights for extensions (condition 10 of DC/10/0586). This was because the condition was not required given that mobile homes do not benefit from normal permitted development rights as enjoyed by residential dwelling houses.

Members considered the history of the site, its established use, the policy context, and concerns raised by some nearby residents. It was noted that the number of pitches would not increase as a result of the proposal and use of the land would be controlled through conditions. Members concluded that the proposal was acceptable.

RESOLVED

That planning application DC/17/2564 be granted subject to the conditions as reported with one additional condition: No external lighting shall be erected or placed on the land without the written approval of the Local Planning Authority. Reason In the interests of the character and amenity of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The meeting closed at 3.49 pm having commenced at 2.30 pm

CHAIRMAN