

DEVELOPMENT CONTROL (SOUTH) COMMITTEE

15th March 2016

Present: Councillors: Brian O'Connell (Chairman), David Coldwell (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, Ray Dawe, Brian Donnelly, Nigel Jupp, Liz Kitchen, Paul Marshall, Jim Sanson, Ben Staines, Claire Vickers, Michael Willett

Apologies: Councillors: Roger Clarke, Paul Clarke, David Jenkins, Gordon Lindsay, Tim Lloyd, Mike Morgan, Kate Rowbottom

DCS/108 **MINUTES**

The minutes of the meeting of the Committee held on 16th February 2016 were approved as a correct record and signed by the chairman.

DCS/109 **INTERESTS OF MEMBERS**

<u>Member</u>	<u>Item</u>	<u>Nature of Interest</u>
Councillor Ray Dawe	DC/16/0268	Personal – he knows a neighbour of the application site
Councillor Jonathan Chowen	DC/15/2586	Personal – he knows one of the objectors

DCS/110 **Announcements**

There were no announcements.

DCS/111 **APPEALS**

Appeals Lodged

Written Representations/Household Appeals Service

<u>Ref No</u>	<u>Site</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/15/2005	Gallina, Gay Street Lane, North Heath, Pulborough	Refuse	Delegated
DC/15/2193	The Smithy, 9 Lower Street, Pulborough	Refuse	Delegated

Hearing

<u>Ref No</u>	<u>Site</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/14/2663	Manton Stud, Okehurst Lane, Billingshurst	Refuse	Delegated

DCS/111 Appeals (Cont.)

Inquiry

<u>Ref No</u>	<u>Site</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/15/1995	Land at Bax Close, Storrington	Refuse	Refuse
DC/14/1695	Ashington House (land South of), London Road, Ashington	Refuse	Refuse

Appeal Decisions

<u>Ref No</u>	<u>Site</u>	<u>Decision</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/15/0916	The Buildings, Wychwood Lane, Brighton Road, Shermanbury	Dismissed	Refuse	Refuse
DC/15/0213	Arun Way, Lordings Road, Newbridge	Dismissed	Refuse	N/A
DC/142702	Barn at Heatenthorn Farm North, Henfield Road, Albourne	Allowed	Refuse	N/A
DC/15/0994	Denver Storage, Okehurst Lane, Billingshurst	Dismissed	Refuse	N/A

DCS/112 **PLANNING APPLICATION: DC/15/1886 – DEMOLITION OF THE EXISTING NURSERY BUILDINGS AND THE REDEVELOPMENT OF THE LAND FOR 77 DWELLINGS TOGETHER WITH ASSOCIATED ACCESS ROAD, CAR PARKING, LANDSCAPING AND OPEN SPACE**
SITE: CHANCTONBURY NURSERIES, RECTORY LANE, ASHINGTON
APPLICANT: LINDEN HOMES, GUILDFORD

The Development Manager reported that this application sought full planning permission for 77 dwellings together with associated access road, car parking, landscaping and open space. There would be 50 market housing units and 27 affordable housing units. The units would comprise 22 detached, 22 semi-detached, 13 terraced and 20 flats.

The proposed access was from Rectory Lane to the north of the site, which would be shared by two neighbouring residential properties. An area of open space was proposed at the front of the site.

The buildings would be made of a variety of materials, including brick, tile hanging and render, and be two and two and a half storeys high with pitched and hipped roofs.

There would be a total of 173 parking spaces, including 152 allocated to specific properties in a combination of parking bays and garages. A link to a footpath which crossed the eastern part of the site was also proposed.

DCS/112 Planning Application: DC/15/1886 (Cont.)

The application site was to the south of Rectory Lane and West of Meiros Way, Ashington. Its eastern boundary abutted the built-up area boundary, with the northern part of the site, including access, within the built-up area of Ashington and the southern part outside the built-up area. A public right of way crossed part of the site adjacent to the northern boundary, and also adjacent to the eastern boundary where it was separated from the rest of the site by an earth bund. The dwelling Chanctonbury Lodge was to the North East, and there were two further properties beyond the footpath to the east. There was a reservoir pump house and two residential properties adjacent to the Western boundary.

Ashington Primary School recreation ground lay beyond open land and farm land to the south. There were mature trees along the eastern boundary which were covered by a Tree Preservation Order (TPO/0822). There were also mature trees along the southern and south western boundaries.

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 had objected to the application. Twenty-nine letters of objection from 28 households, 20 letters of support from 19 households and businesses, and two letters of comment had been received. One member of the public and the applicant's agent both addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Since publication of the report, an addendum had been circulated to Members which updated the recommended reasons for refusal; the reason regarding the loss of employment land had been removed in the light of further discussions with the applicant and a review of submitted information.

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; loss of commercial floor space; design, character and landscape; amenities of nearby and future residents; highway impacts, access and parking; biodiversity; flood risk and drainage; impact on heritage; safety and security; infrastructure contributions; sustainable construction; and the number of representations.

Members concluded that the proposal was not consistent with the Horsham District Planning Framework and was unacceptable.

DCS/112 Planning Application: DC/15/1886 (Cont.)

RESOLVED

That planning application DC/15/1886 be determined by the Development Manager, following the expiration of the consultation period and the consideration of any comments received. The view of the Committee was the application should be refused for the following reasons:

- 01 The proposed development is located in the countryside, outside of the defined built-up area boundary of Ashington, a Medium Village, on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Plan. The site is partly greenfield and the scheme does not comprise development essential to its countryside location. The scheme would not result in the sustainable development of rural areas or the District as a whole. The proposal would result in expansion of the settlement of Ashington into the open countryside and would conflict with the overarching strategy and hierarchical approach to concentrating development within the main settlements and is therefore contrary to Policy 2, Policy 4 and Policy 26 of the Horsham District Planning Framework (2015) and paragraph 7 of the National Planning Policy Framework (2012).
- 02 The proposed development does not secure the 35% of units required to be provided as affordable housing units by Policy 16; or provide for contributions towards local infrastructure improvements including open space, sport and recreation, community centres and halls, education, libraries, transport and fire and rescue services, that are necessary to make the development acceptable, as required by Policy 39. The proposal is therefore contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the affordable housing needs of the District or the infrastructure needs of the development would be met.

DCS/113 **PLANNING APPLICATION: DC/15/1547 – ERECTION OF NEW BUILD 32
BED DEMENTIA CARE HOME ON LAND TO THE REAR OF THE
ANCHORAGE RESIDENTIAL HOME**
SITE: THE ANCHORAGE, COOMBELANDS LANE, PULBOROUGH
APPLICANT: MR NICK WYATT

The Development Manager reported that this application sought the erection of a 32 bedroom dementia care home with associated access, car parking, amenity areas and landscaping. The care accommodation would be on the ground floor with five ancillary staff bedrooms in the first floor roof space.

The building would have a ridge height of 5.6 metres and be of irregular shape to fit the shape of the site. The design included large windows to maximise light.

There would be a 115 metre long access track from Coombelands Lane, with a carpark for ten cars at the western end. A pedestrian route would extend beyond the track to the east to provide a link with the existing care home. Whilst a number of trees would be removed, areas of landscaped garden were proposed.

The application site was located outside the built-up area of Pulborough south west of The Anchorage care home. An area of industrial development and the station carpark was directly to the South, with the railway line beyond; Pulborough Station was 300 metres from the site.

To the north was an open field beyond which was an agricultural building eight metres from Coombelands Lane and an agricultural dwelling to the East of this. The dwellings along Coombelands Lane were set back from the carriageway and well screened.

The existing care home was a large building that has been extended at various points, with access from Coombelands Lane to the east. The site was adjacent to Church Place Conservation Area, with St Mary's Church, a Grade I Listed Building, some distance to the East. There were fields to the West beyond which was the South Downs National Park.

Details of relevant government and council policies and 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 had objected to the application. Ten letters of objection from eight addresses had been received. A representative of the Parish Council spoke in objection to the application.

DCS/113 Planning Application: DC/15/1547 (Cont.)

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 South Downs National Park and landscape setting; heritage assets and archaeology; design; impact on the amenities of nearby residents; highways; ecology; and drainage and flood risk.

Members noted concerns regarding drainage issues and were assured that conditions 9 and 10 would secure an appropriate drainage strategy and means of foul and surface water sewerage disposal.

With regards to traffic concerns, it was noted that the Highway Authority had raised no objection, and visibility splays would be provided at the site access. Members discussed the potential impact of construction traffic, in particular with regards to Church Place, and it was agreed that during the determination of the application the Development Manager would liaise with West Sussex County Council to seek their confirmation that the Construction Management Plan required under Condition 5 would adequately address the routing of construction vehicles.

RESOLVED

That planning application DC/15/1547 be determined by the Development Manager in order to carry out further consultation with the Highway Authority to ensure that the Construction Management Plan adequately addresses the routing of construction vehicles. The preliminary view of the Committee was that the application should be granted.

DCS/114 **PLANNING APPLICATION: DC/15/0059 – APPLICATION FOR THE VARIATION OF CONDITION 38 OF PLANNING PERMISSION DC/13/0735 (OUTLINE APPLICATION FOR DEVELOPMENT COMPRISING THE DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND REDEVELOPMENT TO PROVIDE UP TO 475 RESIDENTIAL DWELLINGS, LAND TO ACCOMMODATE A NEW PRIMARY SCHOOL AND LAND TO ACCOMMODATE AN EXTENSION TO EXISTING DOCTORS' SURGERY, LAND FOR NEW DENTIST'S SURGERY AND CRECHE (FALLING WITHIN CLASS D1), WITH ASSOCIATED ACCESS AND PLAY SPACE. SUCH DEVELOPMENT TO INCLUDE PROVISION OF STRATEGIC LANDSCAPE, PROVISION OF NEW VEHICULAR, CYCLE AND PEDESTRIAN ACCESS ROUTES, ANCILLARY ENGINEERING AND OTHER OPERATIONS)**
SITE: LAND EAST OF BILLINGSHURST TO NORTH AND SOUTH OF A272, EAST STREET, BILLINGSHURST
APPLICANT: BELLWAY HOMES, DEVINE HOMES PLC AND RESIDE DEVELOPMENTS LTD

The Development Manager reminded Members that DC/15/0059 had sought variation of Condition 38 attached to DC/13/0735 for the erection of up to 475 dwellings in order to allow for a number of minor material amendments. The officers' recommendation had been agreed, subject to the completion of a legal agreement, in March 2015. The Committee had subsequently agreed the officers' recommendation for further minor material amendments to DC/13/0735 in June 2015 in order to facilitate the applicant's intended phasing of works.

Since Members had resolved to approve application DC/15/0059, subject to conditions and completion of a legal agreement, the Council had adopted the Horsham District Planning Framework. Now that the framework had been adopted it was necessary for the application to be reassessed in the light of the new policy context.

Members were referred to the previous reports which contained details of relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal. Members noted that the required legal agreement had now been completed.

Members considered the application in the context of relevant policies within the HDPF and agreed that the Committee's resolution to grant permission was still appropriate.

RESOLVED

That planning application DC/15/0059 be granted subject to the following conditions:

- 01 The development hereby permitted shall be carried out in accordance with the approved plans.

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- 02 The first application for approval of Reserved Matters shall include full details of the proposed spine road and associated verges and landscaping, and shall be made to the Local Planning Authority before the expiration of three years from 07 March 2014.
- 03 Application for approval of Reserved Matters in relation to Strategic Infrastructure and Open Space shall be made to the Local Planning Authority prior to the submission of any application for Reserved Matters in relation to a Parcel as identified on the Framework Plan (drawing RD1340-GA-101 Rev P) and before the expiration of three years from 07 March 2014.
- 04 Applications for approval of Reserved Matters in relation to a parcel as identified on the Framework Plan (drawing RD1340-GA-101 Rev P) shall be submitted no later than seven years from 07 March 2014.
- 05 The development hereby permitted shall be begun either before the expiration of three years from 07 March 2014, or before the expiration of two years from the date of approval of the last of the Reserved Matters in relation to a parcel as identified in the Framework Plan (drawing RD1340-GA-101 Rev P), whichever is the later.
- 06 The Reserved Matters submissions for Open Space shall include full details (including, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating and signage for each area) of not less than two Local Areas for Equipped Play (LEAPs) for younger children, two Neighbourhood Equipped Play Areas (NEAPs) for older children (one of which is to include a multi-use space for ball games), one Youth Activity area, and a surfaced outdoor gym area with not less than ten gym equipment stations, arranged in two pods of five pieces of equipment. The LEAPs and NEAPs shall accord with the requirements set out in Appendix B of the Horsham District Local Development Framework Planning Obligations Supplementary Planning Document SPD (2007). The Youth Activity area shall accord with the minimum size requirements for a LEAP and shall accord with the criteria for accessibility, planting and facilities and features set out in Appendix B of the Horsham District Local Development Framework Planning Obligations Supplementary Planning Document SPD (2007).

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- 07 The development hereby permitted shall be carried out in accordance with the Phasing Plan reference RD1340-GA-109 Rev A received by the Council 27th October 2015 and considered under ref DISC/14/0281.
- 08 Details of the access, appearance, landscaping, layout and scale (hereinafter called 'the Reserved Matters') in relation to a parcel as identified in the Framework Plan (drawing RD1340-GA-101 Rev P) or part thereof shall be submitted to and approved in writing by the local planning authority before any development of that parcel or part thereof begins. The development shall be carried out as approved.
- 09 The plans and particulars to be submitted and approved pursuant to condition 8 in respect of landscaping for the residential development parcels as identified in the Framework Plan (drawing RD1340-GA-101 Rev P) shall be consistent with the approved Design Code and shall include details of the following:
 - i. Open Space layout and design
 - ii. Details of existing trees, hedges, shrubs and other vegetation to be retained consistent with the Landscape Parameters Plan/ Open Space Strategy (drawing RD1340-GA-102 Rev I)
 - iii. Plan that identifies the proposed corridors for underground services
 - iv. Layout, types, character, and structure of the proposed planting together with an indicative schedule of planting species
 - v. Layout and types of hard surfacing
 - vi. Existing and proposed levels for roads and footpaths, proposed contours for earthworks including those for any sustainable urban drainage features (pursuant to condition 27), and terracing for dwellings illustrated by representative cross sections
- 10 Applications for Reserved Matters for the residential parcels shall be in accordance with the densities shown on drawing number RD1340-GA-109 Rev A received by the Council 27th October 2015 and considered under ref DISC/14/0281.
- 11 Notwithstanding the approved Parameter Plan - Building Heights (drawing RD1340-GA-104 Rev E), the details of building heights in respect of the sensitive edges as shown on the development Framework Plan (drawing RD1340-GA-101 Rev P) shall be determined through the Reserved Matters submissions.

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- 12 Details of the access, appearance, landscaping, layout and scale (the Reserved Matters) pursuant to condition 2 and 3, in relation to the Spine Road, other Strategic Infrastructure and Open Space shall be consistent with the Design Code and Landscape, Open Space and Ecological Masterplan as defined in conditions 15 and 22 and shall include:
- i. Details of the spine road, primary roads and roundabouts - layout, vertical and horizontal alignment illustrated by long and cross sections
 - ii. Details of all existing and proposed underground services to be shown on a single combined services plan and details of any other associated statutory undertakers infrastructure
 - iii. Lighting proposals
 - iv. Bridges and culverts, including any animal crossings
 - v. Details of existing trees, hedges, shrubs and other vegetation to be retained which shall be consistent with the approved Landscape Parameters Plan/Open Space Strategy (drawing RD1340-GA-102 Rev I)
 - vi. Layout, design and appearance of open spaces
 - vii. Layout, types, character, structure of the proposed strategic planting together with an indicative schedule of planting species
 - viii. Layout and types of hard surfacing
 - ix. Existing and proposed AOD levels and contours of any earthworks, including those for sustainable urban drainage features (pursuant to condition 27), with representative cross sections

The Strategic Infrastructure and Open Space details shall be implemented in accordance with the approved details.

- 13 Prior to the commencement of development of a parcel as identified in the Framework Plan (drawing RD1340-GA-101 Rev P) or part thereof, finished floor levels of the development in relation to a nearby datum point shall be submitted to the Local Planning Authority. Once agreed by the Local Planning Authority in writing the development shall be carried out in accordance with the approved details.
- 14 Not later than the submission of the first Reserved Matters submission, a written Heritage Asset Mitigation Strategy for the whole development site shall be submitted to and approved by the Local Planning Authority in writing. The strategy shall

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include details of the intended mitigation of the impact of the development on buried archaeological Heritage Assets, including but not limited to:

- i. the Roman site;
- ii. details of proposed measures for enhancement and interpretation both of the retained heritage within the site, including Hammond's Windmill and elements of the medieval fieldscape, and of heritage assets which will largely not be retained intact; and
- iii. a timetable which phases the mitigation works in accordance with the relevant phasing of development.

Development of the Spine Road, Strategic Infrastructure and Open Space shall not commence until the details have been approved in writing by the Local Planning Authority. The strategy shall be implemented as approved.

- 15 Not later than the submission of the first Reserved Matters submissions for the Spine Road, Strategic Infrastructure and/or Open Space, a Design Code shall have been submitted to the local planning authority. The Design Code shall include:

- i. Broad character areas;
- ii. Broad landscape and open space strategy;
- iii. Block typologies;
- iv. Street hierarchy and types;
- v. Minor artefacts and structures to include type of street furniture, refuse units, lighting columns and lanterns;
- vi. Street tree planting strategy
- vii. Parking areas strategy
- viii. Material and boundary palettes

Once agreed by the Local Planning Authority in writing each Reserved Matters application shall be accompanied by a Design Statement which shall explain how the proposal conforms to the approved Design Code or such revision as may be agreed in writing by the local planning authority.

- 16 No dwelling hereby permitted shall be occupied until provision for the storage of refuse/ recycling bins for that dwelling has been made within the site in accordance with details for the relevant parcel or part thereof to be submitted to and approved in writing by the Local Planning Authority.
- 17 Prior to submission of a Reserved Matters application for parcels H1, H2, H6, H7, H8c, H9, H10 and H11 or part thereof,

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a Noise Design Statement, demonstrating measures to be employed to minimize exposure of proposed noise-sensitive building(s) within that relevant parcel or part thereof from road traffic noise, in particular noise arising from the spine road and A272, shall be submitted to and approved in writing by the local planning authority. Each Reserved Matters application for that relevant parcel or part thereof shall be accompanied by a Noise Assessment and, where necessary, a Noise Mitigation Scheme, demonstrating compliance with the Noise Design Statement.

- 18 Prior to opening and use of the land for a Doctors' Surgery car park as shown on the Framework Plan (drawing RD1340-GA-101 Rev P) a scheme for a footway/ cycleway link between Roman Way and the site boundary shall be submitted to and approved in writing by the Local Planning Authority. The plans and particulars to be submitted for approval shall include:
- i. Existing and Proposed levels (expressed as AOD) with representative cross sections
 - ii. Plan showing existing trees, hedgerows and vegetation to be retained and to be removed together with a schedule of their location, sizes, crown spread, species and root protection areas of existing trees
 - iii. Hard surfacing materials and construction details
 - iv. Method statement/Specification for construction
 - v. Programme for implementation

Thereafter, the works shall be implemented in accordance with the approved details.

- 19 No dwelling within Parcel H6 as shown on the Framework Plan (drawing RD1340-GA-101 Rev P) shall be occupied until a scheme of improvement works along Little East Street and to footpath FP1941 between Little East Street and the site boundary has been submitted to and approved in writing by the Local Planning Authority. The plans and particulars to be submitted for approval shall include:
- i. Existing and Proposed levels (expressed as AOD) with representative cross sections
 - ii. Plan showing existing trees, hedgerows and vegetation to be retained and to be removed together with a schedule of their location, sizes, crown spread, species and root protection areas of existing trees
 - iii. Hard surfacing materials and construction details
 - iv. Method statement/Specification for construction
 - v. Programme for implementation

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Thereafter, the works shall be implemented in accordance with the approved details.

- 20 The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement reference SJA ams 14044-01d, dated October 2015, received by the Council on 27th October 2015 and considered by the Council under reference DISC/14/0283. Tree protective fencing as set out in the Arboricultural Method Statement shall be maintained in accordance with the approved details for the duration of the works in that parcel or phase as set out in a programme to be agreed as part of the Arboricultural Method Statement or an alternative time as may be agreed in writing by the Local Planning Authority.
- 21 No existing trees, hedges or shrubs on the site, other than those the Local Planning Authority has agreed to be removed as part of this permission as shown on Tree Protection Plan (drawing SJA TPP 13040-01 Rev D), shall be wilfully damaged or uprooted, felled/removed, topped or lopped until 5 years after completion of the development hereby permitted.
- 22 Not later than the submission of the Reserved Matters submissions for the Spine Road, Strategic Infrastructure and/or Open Space, a landscape, open space and ecology masterplan setting out the landscape, play space, public art, ecology and hydrology strategy for the open spaces, spine road and footway/ cycleway links shall be submitted to the local planning authority. Once agreed by the local planning authority in writing each Reserved Matters application shall be accompanied by a Design Statement which shall explain how the proposal conforms to the approved landscape, open space and ecology masterplan or such revision as may be agreed in writing by the local planning authority.
 - (i) Plans and particulars to be submitted for approval pursuant to this condition prior to the submission of the Reserved Matters application for the Spine Road shall include but not be limited to:
 - a. Location of existing trees and vegetation in accordance with Landscape Parameters Plan/ Open Space Strategy (drawing RD1340-GA-102 Rev I)
 - b. Sustainable design principles and themes for amenity, naturalistic, native species structure planting and wildflower seeding.

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- c. Location and extent of activity areas and associated buffer zone for each play area specified in condition 6
 - d. Indicative hard and soft landscaping for all areas not within a Parcel as shown on the approved Framework Plan (drawing RD1340-GA-101 Rev P)
- (ii) Plans and particulars to be submitted for approval pursuant to this condition prior to the submission of any Reserved Matters application for Strategic Infrastructure and Open Space shall include, but not be limited to:
- a. Key wetland, grassland, woodland and hedgerow habitat mitigation and enhancement measures
 - b. Location, design, size and appearance of open spaces and play areas, demonstrating that the areas and size of informal open spaces are in full accordance with the approved Framework Plan (drawing RD1340-GA-101 Rev P)
 - c. A detailed schedule for the play areas identifying the numbers and types of equipped play features, including natural play features to be provided associated with each.
 - d. Phasing plan for the implementation of each of the open spaces and play areas, specifying dwelling occupation triggers.
 - e. A timetable for implementation of strategic planting areas
 - f. A strategy for public art provision and implementation specifying types of public art features to be provided and indicative locations, together with the commissioning approach and the timing of its delivery
- 23 Not later than the first submission of the Reserved Matters submissions for the Strategic Infrastructure or Open Space, a Landscape, Open Space and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall set out the mechanism and strategy for the management and maintenance of the open space, play areas, public art and all landscape areas, other than those within the curtilage of private properties, including the spine road, primary and secondary roads, pedestrian and cycle routes, trees, retained and new hedgerows and shall include:
- i. Management aims and objectives of the LEMP
 - ii. Details of the parties/organisations proposed to be responsible for management and maintenance of landscaped and open space areas, providing their contact details and to include a plan identifying the areas they are responsible for.

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- iii. Specifications of maintenance operations and their timing for different types of soft and hard landscape
- iv. Full details of the proposed funding mechanism and strategy for the implementation of LEMP, identifying any areas proposed for adoption.

The development shall be implemented in accordance with the approved details and thereafter maintained as such.

- 24 The development hereby permitted shall be carried out in accordance with the scheme of lighting shown on drawing numbers Z501-C-100-P8, Z502-C-101-P9, Z505-C-102-P10, Z507-C-103-P9 and Z509-C-104-P8 received by the Council on 27th October 2015 and considered by the Council under reference DISC/14/0281.
- 25 Reptile mitigation and translocation shall be carried out in accordance with Ecology Solutions, Ref: 3412.Reptile.Report.vf, dated March 2014 (considered by the LPA under reference DISC/14/0029) under the supervision an Ecological Clerk of Works, unless otherwise agreed in writing by the Local Planning Authority. The final translocated numbers and species translocated to each location shall be submitted to the Local Planning Authority in writing upon completion. Each Reserved Matters application shall be accompanied by a statement demonstrating compliance with the approved strategy.
- 26 Prior to the commencement of development on the relevant parcel or part thereof an irreducible 3m buffer shall be established alongside all retained hedgerows within which no development, save for required and agreed hydrological works, shall be constructed and retained for the duration of the construction works.
- 27 The development hereby permitted shall be carried out in accordance with the details of surface water drainage set out in the submitted Flood Risk Assessment reference 131477-R1-FRA-DIA (5) and drawing numbers 2611-P3, 2612-P3, 2610-P2, 2614-P2, 2700-P2, 2701-P3, 2704-P3, 2702-P2, 502-P6, 505-P7, 500-P7, 501-P7, 2703-P2, 500-P7, 501-P7, 503-P7, 504-P7, 506-P6, 507-P6, 2613-P3, 2615-P4 and 2616-P4 received by the Council on 26th August 2015 and considered by the Council under reference DISC/14/0284. The scheme shall be fully implemented and subsequently maintained, in

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accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the LPA.

- 28 The attenuation ponds hereby permitted shall be constructed in accordance with the details of attenuation ponds shown on drawing numbers 2700-P2, 2701-P3, 2702-P2, 2703-P2 and 2704-P3 received by the Local Planning Authority on 26th August 2015 and considered under reference DISC/14/0284.
- 29 Prior to the commencement of development on a parcel or part thereof, details of all bridges/ box culverts over water proposed on the parcel or part thereof shall be submitted to and approved in writing by the local planning authority. Thereafter the bridges/ box culverts shall be constructed as set out in the approved scheme.
- 30 The development hereby permitted shall be carried out in accordance with the details of foul and surface water sewerage disposal shown on drawing numbers 2611-P3, 2612-P3, 2610-P2, 2614-P2, 2700-P2, 2701-P3, 2704-P3, 2702-P2, 502-P6, 505-P7, 500-P7, 501-P7, 2703-P2, 500-P7, 501-P7, 503-P7, 504-P7, 506-P6, 507-P6, 2613-P3, 2615-P4 and 2616-P4, received by the Council on 26h August 2015 and considered by the Council under reference DISC/14/0284.
- 31 As part of the Reserved Matters submission for a parcel or part thereof, details of car parking shall be submitted to the Local Planning Authority. The car parking shall be implemented prior to the occupation of the dwelling(s) it serves and retained thereafter.
- 32 The development hereby permitted shall be constructed in accordance with the Construction Environment Management Plan (CEMP) reference 4120/001/R01-P7 dated October 2015, received by the Local Planning Authority on 30th October 2015 and considered under reference DISC/14/0279. Each Reserved Matters application for a parcel or part thereof shall be accompanied by a statement demonstrating compliance with the site-wide CEMP and including the following details specific to that parcel or part thereof:
 - i. the parking of vehicles of site operatives and visitors
 - ii. location and layout of construction compounds
 - iii. loading and unloading of plant and materials

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- iv. storage of plant and materials used in constructing the development
- v. the location of, erection and maintenance of security hoarding with proposals for design and implementation of advance planting measures where appropriate to reduce its visual impact

The measures shall be adhered to for the duration of the construction works of the relevant phase or parcel.

- 33 No dwelling within a parcel or part thereof shall be occupied unless and until access to that parcel or part thereof from the public highway from which it is taking access (A29 Hillands roundabout or A272 East Street) has been designed, laid out and constructed in all respects in accordance with detailed plans to be submitted to and approved in writing by the Local Planning Authority.
- 34 Prior to the commencement of development on the relevant parcel or part thereof, details shall be submitted to and approved in writing by the Local Planning Authority to prevent surface water being discharged onto the public highway.
- 35 Prior to the commencement of development of the relevant parcel or part thereof, details of the layout, specification of, and construction programme for the new junctions, roads, footpaths and casual parking areas, surface water drainage associated with the highway and means of disposal shall have been submitted to and approved in writing by the Local Planning Authority.
- 36 Parcel H1 shall not be occupied until the existing access to the A29 has been stopped up and permanently removed and the area affected made good in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.
- 37 Prior to the commencement of development on the relevant parcel or part thereof, details of the provision of facilities for the parking of cycles within that parcel or part thereof shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the occupation of the dwelling they serve and shall be thereafter retained solely for that purpose.

DCS/114 Planning Application: DC/15/0059 (Cont.)

- 38 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be report in writing immediately to the Local Planning Authority in accordance with the Discovery Strategy set out in section 8.7 of the Ground Investigation Report reference GE9719 dated June 2014. In addition, an investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared, and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority.
- 39 Prior to the occupation of any dwelling, a Travel Plan shall be submitted and approved in writing by the Local Planning Authority, in consultation with WSCC, setting out details of proposed sustainable transport initiatives to encourage modal shift away from the private car.
- 40 Notwithstanding the approved details, the dentist surgery shall be located in Parcel H10 to a standard as may be agreed in writing by the Local Planning Authority through the discharge of Reserved Matters pursuant to condition 4 and implemented in accordance with the approved details.

DCS/115 **PLANNING APPLICATION: DC/15/1382 – ERECTION OF 45 DWELLINGS, ASSOCIATED LANDSCAPING AND PARKING, AMENDED ACCESS TO BILLINGSHURST DOCTOR'S SURGERY (OUTLINE)**
SITE: LAND TO THE SOUTH OF BILLINGSHURST SURGERY, ROMAN WAY, BILLINGSHURST
APPLICANT: DEVINE HOMES

The Development Manager reminded Members that this application had sought outline permission for the erection of 45 dwellings, with all matters reserved except for access and layout. The Committee had resolved to grant permission in November 2015, subject to the completion of a legal agreement (Minute No. DCS/69 (17.11.15) refers).

The application site was located to the South of Roman Way and was bounded to the East by the site boundary referred to in DCS/113 above. One member of the public spoke in objection to the original application. The applicant's agent addressed the Committee in support of the original application.

DCS/115 Planning Application: DC/15/1382 (Cont.)

Members were referred to the previous report which contained details of the location, planning history, the outcome of consultations and a planning assessment of the proposal, making reference to the previous and current Development Plan.

Members considered the application in the context of relevant policies within the HDPF and agreed that the Committee's resolution to grant permission, subject to the completion of a legal agreement to secure on-site affordable housing provision, was still appropriate.

RESOLVED

- (i) That a legal agreement be entered into to secure affordable housing provision and infrastructure contributions.
- (ii) That on completion of (i) above, planning application DC/15/1382 be determined by the Development Manager. The view of the Committee was that the application should be granted subject to the following conditions:
 - 01 The development hereby permitted shall be carried out in accordance with the approved plans.
 - 02 Approval of the details of the scale of each building, the appearance of each building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - 03 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
 - 04 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
 - 05 Prior to the commencement of development precise details of the finished floor levels of the development in relation to a fixed datum point located outside of the application site shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed and maintained in accordance with the approved details.

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- 06 No external lighting or floodlighting shall be installed at the site or affixed to any dwelling within the development without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.
- 07 Prior to the commencement of development, details of screen walls and/or fences shall be submitted to and approved in writing by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details and no additional screen walls or fences over and above those approved shall be erected at any time.
- 08 Prior to the commencement of development a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles and secure, covered parking for bicycles shall be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided prior to the occupation of the dwelling it serves and shall not thereafter be used for any purpose other than the parking of vehicles and cycles as indicated on the approved drawings.
- 09 Prior to the occupation of the development details for the provision for the storage of refuse and recycling bins shall be made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- 10 Prior to the commencement of the development hereby permitted, details of a cycle and pedestrian link from the development site to the adjacent area of planned public open space, including timescale for delivery, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 11 The development hereby permitted shall not commence unless and until the accesses to the site from Roman way have been designed, laid out and constructed in accordance with plans and details to be submitted to and approved by the LPA.
- 12 The development hereby permitted shall not be occupied unless and until the access roads serving the development have been designed, laid out and constructed in accordance

DCS/115 Planning Application: DC/15/1382 (Cont.)

with plans and details to be submitted to and approved by the LPA.

13. The development hereby permitted shall not commence until a Construction Management Plan (CMP) has been submitted and approved by the LPA to include the following:
 - Construction traffic routeing (this should be along Roman Way and then to and from high street (north) only i.e. not through the village centre)
 - Location of site offices
 - Location of plant and materials storage
 - Area for the loading/unloading and turning of HGV delivery vehicles
 - Location of wheel washing equipment
 - Location of staff and contractor parking

14. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A, B, C or E of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilages of the dwellings hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwellings unless permission is granted by the Local Planning Authority pursuant to an application for the development.

15. Prior to the commencement of development full details of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall be submitted concurrently as a complete scheme, unless otherwise agreed with the Local Planning Authority, and shall comprise:
 - A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice
 - Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
 - Tree pit and staking/underground guying details
 - A written hard and soft specification (National Building Specification compliant) of planting (including ground preparation, cultivation and other operations associated with plant and grass establishment)
 - Existing and proposed levels, contours and cross / long sections for all earthworks

DCS/115 Planning Application: DC/15/1382 (Cont.)

- Hard surfacing materials: layout, colour, size, texture, coursing and levels
- Walls, fencing and railings: location, type, heights and materials
- Minor artefacts and structures – location, size and colour and type of street furniture, play equipment, signage, refuse units and lighting columns and lanterns

The approved scheme shall be implemented in full accordance with these details. Planting shall be carried out according to a timetable to be agreed in writing with the Local Planning Authority prior to commencement of the development. Any plants which within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

- 16 Prior to the commencement of development a detailed long term 25 year Landscape Management and Maintenance Plan for all landscape areas shall be submitted to and approved by the Local Planning Authority in writing. The plan shall include:
- Aims and Objectives
 - A description of Landscape Components
 - Management Prescriptions
 - Details of maintenance operations and their timing
 - Details of the parties/organisations who will be maintain and manage the site, to include a plan delineating the areas that they will be responsible for

The plan shall demonstrate full integration of landscape, biodiversity and arboricultural considerations. The areas of planting shall thereafter be retained and maintained in perpetuity in accordance with the approved Landscape Management and Maintenance Plan, unless any variation is approved in writing by the LPA.

- 17 The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan reference PJC/3706/15/B contained within the Arboricultural Impact Assessment reference PJC/3706/15 received by the Council on 19th June 2015.
- 18 Not later than the submission of the first Reserved Matters application pursuant to the permission hereby granted, an Ecological Mitigation and Management Plan and Construction Environmental Management Plan shall be produced to incorporate all recommendations from the supporting ecological

DCS/115 Planning Application: DC/15/1382 (Cont.)

information. This will include details of the proposed reptile receptor site, planting details for the western boundary, and felling recommendations for Category 2 trees in addition to mitigation and enhancement for other species. This plan shall be submitted to, and agreed in writing by, the Local Planning Authority. Any such measures shall thereafter be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

- 19 Not later than the submission of the first Reserved Matters application pursuant to the permission hereby granted, a bat sensitive lighting scheme shall be produced in liaison with the consultant ecologist and in accordance with the recommendations made in the Preliminary Ecological Assessment (PJC Ecology) received by the Council 19th June 2015, and the Tree Assessment Report (the Ecology Company) received by the Council 2nd November 2015. The development shall thereafter be carried out in accordance with the approved details and no additional external lighting shall be erected or placed within the site or attached to any building without prior approval in writing from the Local Planning Authority.
- 20 Prior to the commencement of development full details of the design and construction of all sustainable urban drainage features shall be submitted to and approved by the Local Planning Authority in writing. The details shall include:
 - Plan showing existing and proposed levels and contours and cross sections
 - Location, design and material of inlet and outlet structuresThe scheme shall be implemented in full accordance with the approved details.
- 21 Prior to the commencement of development, a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority in writing. All materials used shall conform to those approved.
- 22 No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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- 23 Prior to the commencement of development hereby permitted, full details of the foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The drainage works shall be thereafter constructed prior to the occupation of the development in accordance with the approved details, and thereafter retained and maintained as approved.
- 24 The burning of any materials from site clearance or from any other source shall not take place within 10m of the furthest extent of the canopy of any tree, group of trees, or hedgerow, targeted for retention on the site or on land adjoining.
- 25 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site shall each be submitted to and approved, in writing, by the local planning authority:
- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The site investigation results and the detailed risk assessment (c) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.
- 26 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning

DCS/115 Planning Application: DC/15/1382 (Cont.)

authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

DCS/116 **PLANNING APPLICATION: DC/16/0286 – VARIATION OF CONDITION A TO PREVIOUSLY APPROVED APPLICATION DC/14/2571 (DEMOLITION OF EXISTING SPLIT LEVEL BUNGALOW ON THE SITE AND CONSTRUCTION OF 2NO. NEW CHALET BUNGALOW STYLE DWELLINGS, INCLUDING 2NO. NEW DETACHED GARAGES) RELATING TO AN AMENDED LOCATION AND SIZE OF GARAGE FOR HOUSE 1**
SITE: LITTLE ACRE, SANDGATE LANE, STORRINGTON
APPLICANT: PROPERTY SPHERE

(Councillor Ray Dawe declared a personal interest in the application because he knew a neighbour of the application site.)

The Development Manager reported that this application sought to vary Condition A of permission DC/14/2571 for the construction of two chalet bungalows. The variation sought to amend the size and location of the garage for plot 1. The proposal would move the garage from close to the eastern boundary to the southern boundary. It would be over four metres wider than originally proposed with an increased ridge height, but slightly narrower. There would be stairs on the eastern elevation to the first floor studio and WC.

A previous permission DC/15/2443 had been granted in which the amended design and siting for this garage had been approved. However this had incorrectly referred to a previous scheme DC/14/1189. The current proposal was required so that the siting and design of the garage granted in DC/15/2443 could be applied to the second approved scheme DC/14/2571 as this was the scheme which the applicant intended to implement.

The application site was within the built up area of Storrington on the northern side of Sandgate Lane. The bungalow, Little Acre, had been demolished and the new dwellings were under construction. Access was from Sandgate Lane, a narrow single track lane with homes of differing style and character. There were detached properties surrounding the site.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. There had been no consultations undertaken. Members were advised that the thirteen conditions listed in the report were correct but required renumbering so the numbers ran consecutively.

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The Parish Council had objected to the application. Six letters from five addresses had been received objecting to the application. One member of the public addressed the Committee in support of the proposal, and a representative of the Parish Council 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 the development and the effect of the development on the amenities of neighbouring properties. It was noted that the use of the garage would be limited to purposes solely ancillary to the main dwelling.

Members noted that the proposed design and siting of the garage was identical to that approved under DC/15/2443 and considered that the proposal was acceptable.

RESOLVED

That planning application DC/16/0286 be granted subject to the following conditions:

- 01 The works for which planning permission is hereby granted must be begun not later than 17th March 2018.
- 02 The development shall take place in accordance with the materials approved under application ref: DISC/14/0295.
- 03 The hard and soft landscaping works shall be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the details approved under application ref: DISC/14/0295.
- 04 The screen walls and/or fences shall be retained and maintained in accordance with the details approved under application ref: DISC/14/0295.
- 05 The cycle parking facilities shall be provided and retained in accordance with the details approved under application ref: DISC/14/0295.
- 06 The Construction Management Plan approved under application ref: DISC/14/0295 shall be implemented and adhered to throughout the entire construction period.
- 07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England)

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Order 2015 or Orders amending or revoking and re-enacting the same, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the development without the prior permission of the Local Planning Authority pursuant to an application for the purpose.

- 08 No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 09 No burning of materials in connection with the development shall take place on the site.
- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A, B, C, D, E of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage of the dwellings hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.
- 11 No development, including works of any description, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, shall take place until the following preliminaries have been completed in the sequence set out below:
 - All required arboricultural works, including permitted tree felling and surgery operations and above ground vegetative clearance within such areas set out for development as indicated on the approved site layout drawing to be completed and cleared away;
 - All trees on the site targeted for retention, as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with

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section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. No alterations or variations to the approved tree works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

- 12 No trees, hedges or shrubs on the site, other than those the Local Planning Authority has agreed to be felled as part of this permission, shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development hereby permitted. Any trees, hedges or shrubs on the site, whether within the tree protective areas or not, which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.
- 13 The garage hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the existing dwelling identified as House 1 on drawing 1323 2.19 REVA, and shall not be occupied as an independent or self-contained planning unit of residential accommodation.

REASON

The proposal is in accordance policies 32 and 33 of the Horsham District Planning Framework.

DCS/117 **PLANNING APPLICATION: DC/15/2815 – SITING OF TWO NO. ADDITIONAL MOBILE HOMES FOR OCCUPATION BY PERSONS FALLING WITHIN THE DEFINITION OF A GYPSY (FAMILY MEMBERS) AND ERECTION OF A DAY ROOM TO SERVE THE THREE PITCHES**
SITE: OLD FIELD STABLES, FRYERN ROAD, STORRINGTON
APPLICANT: MR JOSEPH LIGHT

The Development Manager reported that this application sought planning permission for two mobile homes and a day room for occupation and use by persons falling within the definition of a Gypsy. There was already one mobile home on the site.

The homes would have two bedrooms each, a living room/dining room, kitchen, hall and bathroom. The day room would include a utility room, kitchen, two bathrooms and a WC.

The application site was located outside of the built up area of Storrington in a countryside location. It was on the western side of Fryern Road, to the north of the property known as Oldfield Cottage.

On the boundary with Fryern Road there was a panel fence with a hedgerow immediately abutting the road, with a gated access at the southern end of this boundary. There was a paddock to the north. In addition to the existing mobile home, there was a hay barn and stable block. The surrounding area was characterised by individual houses with some paddocks and associated stables.

Details of relevant government and council policies were noted by the Committee, in particular those within the HDPF relating to the allocation of sites for Gypsy and Traveller accommodation. The planning history of the site was also noted by the Committee.

Officers recommended that an additional condition be added to those printed in the report, which would require a landscaping and maintenance plan for the whole site.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council had strongly objected to the application. Twenty-one letters of objection had been received. Two members of the public spoke in objection to the proposal. 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 and the need for Gypsy accommodation; the

DCS/117 Planning Application: DC/15/2815 (Cont.)

impact on the character of the landscape and the street scene; sustainability; and the amenities of neighbouring residents.

Members discussed aspects of the proposal including its potential impact on the character of the area, in particular the gap between West Chilington and Storrington.

Members considered the proposal in the context of the HDPF and the Council's current inability to fulfil its statutory duty to meet an identified need for current and future Gypsy and Traveller sites. In response to concerns that commercial activity had been carried out on the site, Members were advised that the Council's Compliance Team had found no breach of the restrictions related to DC/12/2345 for the stationing of one mobile home.

After careful consideration, Members concluded that on balance the proposal would be acceptable if permission were limited to two years.

RESOLVED

That planning application DC/15/2815 be granted subject to two additional conditions, to be determined by the Development Manager:

- (i) restricting the development to a temporary consent for two years, with the land being reverted to its former use and condition after that time; and
- (ii) requiring a landscaping and maintenance plan for the whole site,

and the following conditions:

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 02 This permission does not authorise use of the land as a caravan site by any persons other than Gypsies and Travellers, as defined in Annex 1 of Planning Policy for Traveller Sites (Department for Communities and Local Government 2015).
- 03 There shall be no more than 3 pitches on the site as a whole with no more than one caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) stationed on each pitch at any time.

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- 04 No industrial, commercial or business activity shall be carried on from the site, including the storage of materials.
- 05 No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.
- 06 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The works shall be carried out in strict accordance with the approved details.
- 07 No development shall take place until details of storage provision for refuse and recycling have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details prior to the occupation of the pitches.
- 08 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed mobile homes and amenity blocks have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.
- 09 No development shall take place until details of screen walls, gates and/or fences have been submitted to and approved in writing by the Local Planning Authority and no mobile home shall be occupied until such screen walls, gates and/or fences associated with them have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.
- 10 No works or development shall take place until full details of all hard and soft landscaping works have been approved in writing by the Local Planning Authority. All such works shall be carried out in accordance with the approved details. Any plants which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
- 11 No work for the implementation of the development hereby permitted shall be undertaken on the site except

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between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 12 No burning of materials shall take place on the site in connection with the development.
- 13 The mobile homes hereby approved shall not be occupied until the parking, turning and access facilities have been provided in accordance with the plans hereby approved (and the parking turning and access facilities shall thereafter be retained solely for that purpose).
- 14 Full details of means of foul and surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on the development hereby approved. The scheme agreed shall be implemented strictly in accordance with such an agreement unless subsequent amendments have been agreed with the Local Planning Authority.

DCS/118 **PLANNING APPLICATION: DC/15/2586 – ERECTION OF A 3 BED DETACHED DWELLING WITH SINGLE GARAGE**
SITE: THE SPINNEY, SPINNEY LANE, WEST CHILTINGTON
APPLICANT: MS D BADHAM

(Councillor Jonathan Chowen declared a personal interest in the application because he knew one of the objectors.)

The Development Manager reported that this application sought planning permission for the erection of a two storey 3-bedroom dwelling with a ridge height of approximately seven metres, and detached garage. The house would be some 6.5 metres back from the highway boundary. The building would have dropped eaves, with first-floor rooms set within the roof-slope. There would be plain roof tiles, and walls of brick and painted 'feature' bricks on the elevations.

The application site was within the built-up area of West Chilton and was an L-shaped plot on the northern side of Spinney Lane. The land originally belonged to 'The Spinney', a dwelling to the east of the application site. Whilst the site had been partially cleared, vegetation and overgrown shrubs still remained. A ditch ran along the north-western boundary. The surrounding area was characterised by detached properties of varying designs set in reasonably sizable plots.

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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 had objected to the application. Seven letters of objection, from four addresses, had been received. One member of the public spoke in objection to 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 the development; the design of the proposal and the amenity of neighbouring occupiers; biodiversity; and highways and traffic.

Members considered the proposal in the context of the HDPF. Whilst the Parish Council had objected to the proposal, the site was within the built-up area and the proposed plot size would be in keeping with those in the locality. Members concluded that the proposal was acceptable.

RESOLVED

That planning application DC/15/2586 be granted subject to the following conditions:

- 01 The development hereby permitted shall be carried out in accordance with the approved plans.
- 02 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 03 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed replacement dwelling has been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.
- 04 Prior to the occupation of the dwelling hereby approved full details of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development

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hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

- 05 Prior to the commencement of development or any preparatory works, a Reptile Mitigation Strategy shall be submitted to the LPA for approval; and will include information regarding the receptor site, habitat enhancements, exclusion of reptiles from the working area, and timing of works (to include considerations to avoid disturbing other protected or notable species). All approved details shall then be implemented in full and in accordance with the agreed timings and details.
- 06 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
- 07 No part of the development shall be first occupied until provision for the storage of refuse / recycling bins has been made within the site in accordance with plans and details submitted to and approved by the Local Planning Authority.
- 08 No work shall be carried out on the site unless there is available within the site provision for the parking, loading, and unloading of vehicles, and the storage of materials and equipment associated with the building works. All details shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.
The approved facilities shall be retained and available for use throughout the period of work required to implement the development, unless alternative details are agreed in writing by the Local Planning Authority.
- 09 Prior to the commencement of development, the following details shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water:

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- Measures which will be undertaken to divert the public sewers known to be crossing the site.

All approved details shall then be implemented in full and in accordance with the agreed timings and details.

- 10 Prior to the commencement of development, details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Surface water disposal should not involve disposal to a public foul sewer, and needs to take into account the location of the site within a Source Protection Zone. All approved details shall then be implemented in full and in accordance with the agreed timings and details.
- 11 No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 No burning of materials in connection with the development hereby approved shall take place on the site.

REASON

The proposal would lead to an acceptable form of development and would not lead to material harm in terms of its impact on the residential amenities of neighbouring properties and the character of the surrounding area. The proposal is therefore in keeping with the presumption in favour of sustainable development within the NPPF, and with local policies set out within the Horsham District Planning Framework.

The meeting closed at 16:25 having commenced at 14:00.

CHAIRMAN

