

Planning Committee (South)
18 DECEMBER 2018

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

Apologies: Councillors: Jonathan Chowen, Ray Dawe, Paul Marshall, Jim Sanson and Ben Staines

PCS/52 **MINUTES**

The minutes of the meeting of the Committee held on 20 November 2018 were approved as a correct record and signed by the Chairman.

PCS/53 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/18/1114: Councillor Philip Circus declared a personal interest because he is acquainted with the applicant.

DC/18/1810 and DC/18/1811: Councillor Michael Willett declared a personal interest because he knows one of the public speakers.

DC/18/1810 and DC/18/1811: Councillor Lynn Lambert declared a personal interest because she knows one of the public speakers.

DC/18/0450: Councillor David Coldwell declared a personal interest because he is acquainted with one of the public speakers.

PCS/54 **ANNOUNCEMENTS**

There were no announcements.

PCS/55 **APPEALS**

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

PCS/56 **DC/18/1543 - PLOT 3, BRAMBLEFIELD, CRAYS LANE, THAKEHAM**

The Head of Development reported that this application sought permission for the change of use of agricultural land to a private Gypsy and Traveller caravan site, with one mobile home, permanent day room and space for a touring van, hard-standing and access. A ten metre wide strip of land on the eastern side of

the site would be landscaped to provide a 'pocket park' for public use. Trees and hedgerows would be planted along this re-aligned eastern boundary and also to the south and east of the mobile home.

The application site was located approximately 230 metres north of the built-up area of Thakeham. It was reached by a single-track lane and public right of way which also served a number of small-holdings. The site currently included a stable block and some timber structures along the western boundary and hard-standing in the northwest corner.

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. Objections from 66 households had been received, as noted in the report. There had been one representation supporting the proposal. Since publication of the report there had been two further objections that raised no new concerns, and one which raised concerns regarding ownership of a corner of the site. Members were advised that the applicant had provided evidence that this land was in the applicant's ownership. Two members of the public spoke in objection to the application and a representative of the Parish Council also 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; landscape character; its impact on neighbouring amenity; impacts on highways and nearby public rights of way; and trees and ecology.

Members discussed the proposal in the context of the Thakeham Neighbourhood Plan and concerns regarding inappropriate use of agricultural land and access. Members considered the site location in relation to local services, in particular the primary school which had moved to new premises further from the site in 2017. It was noted that the school had moved since the appeal decision on Bramble Barn (DC/16/0272).

RESOLVED

That planning application DC/18/1543 be refused for the following reasons:

The proposed development would be sited in an unsustainable location which is remote from local services and facilities. The proposal therefore represents an unsustainable form of development in the countryside which would be contrary to Policies 1, 2, 4, 23 and 40 of the Horsham District Planning Framework (2015).

PCS/57 **DC/18/1114 - BRIDGE GARAGE, HENFIELD ROAD, COWFOLD**

The Head of Development reported that this application sought permission for a variation of conditions 15 and 16 to permission DC/17/1279 for the erection of a replacement commercial unit with a single flat on the first floor. The variation would extend opening and delivery hours to accommodate the needs of the crane hire business and to include deliveries and operations at weekends, as detailed in the report. The first floor flat had been intended for the open market and conditions 15 and 16 had been intended to protect future occupier amenity. However, the applicant advised that the flat would be occupied by persons connected to the commercial use.

The application site was located on the southern edge of Cowfold and had been a car sales, repair and crane hire business. The new commercial unit granted under DC/17/1279 would be used by the existing occupants and was under construction.

The consultation response from the Council's Environmental Health Officer, as contained within the report, was considered by the Committee.

The Parish Council objected to the application. Objections from 12 nearby properties 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 issue for consideration in determining the proposal was the impact on neighbouring amenity. Members considered the proposal and the proposed regulatory conditions and concluded that the variation would support a local business.

RESOLVED

That planning application DC/18/1114 be granted subject to the conditions as reported.

PCS/58 **DC/18/1810 - 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought permission for the conversion of a former Lloyds Bank to provide one ground floor retail unit and four flats. These would be two 2-bedroom flats on the ground floor and one 2-bedroom and one 3-bedroom flat on the first floor. The proposal also included the erection of two 2-bedroom semi-detached dwellings in the yard to the rear of the building, and conversion of a barn to a 1-bedroom dwelling, with associated car parking. There would be a ground floor extension to the former bank to provide accommodation for the two ground floor flats.

The application site was located in the centre of Steyning and was a Grade II Listed Building comprising the bank and a 4-bedroom first floor flat, surrounded by a mix of retail, commercial and residential buildings.

Members noted the planning history of the site, in particular DC/17/2620 which had been refused by the Committee in May 2018. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Members were advised that an additional condition was recommended requiring an Archaeological Monitoring Plan to reflect paragraph 3.6 of the report.

The Parish Council objected to the application. Three objections had been received. One member of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the design and appearance of the frontage building, barn conversion and new dwellings; landscaping; impact on neighbouring amenity; highways; and housing needs.

Members discussed the scale of the new dwellings and their impact on the courtyard garden and the amenity of neighbouring properties and considered the additional dwellings would lead to overdevelopment of the site. Members also discussed the on-site parking provision and were concerned that the configuration of the spaces would make manoeuvring within the site difficult thus leading to on-street parking. The access was also considered to be too narrow for easy access and egress; this also raised serious concerns regarding construction vehicles.

RESOLVED

That planning application DC/18/1810 be refused for the following reasons:

- 01 The erection of 2 dwellings and the provision of extensive hardstanding within the rear curtilage represents an overdevelopment of the site which would have a detrimental impact on the character and appearance of the Steyning Conservation Area and the setting of adjoining Listed Buildings. The proposal is therefore contrary to policies 32, 33 and 34 of the Horsham District Planning Framework (2015).
- 02 The development would incorporate a restricted vehicular access and a constrained site layout which would require impractical manoeuvres in order to access the proposed parking. The development would therefore provide inadequate off-street parking and would result in displaced parking to surrounding streets to the detriment of amenity and highway

safety. The proposal is therefore contrary to policies 40 and 41 of the Horsham District Planning Framework (2015).

PCS/59 **DC/18/1811 - 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought Listed Building Consent for the conversion of a former Lloyds Bank to provide one ground floor retail unit and four flats and conversion of a barn to a 1-bedroom dwelling, together with all associated internal works. There would be two 2-bedroom flats on the ground floor and one 2-bedroom and one 3-bedroom flat on the first floor. A ground floor extension to provide accommodation for the two ground floor flats was proposed.

The application site was located in the centre of Steyning and was a Grade II Listed Building comprising the bank and a 4-bedroom first floor flat, surrounded by a mix of retail, commercial and residential buildings.

Members noted the planning history of the site, in particular Listed Building applications DC/17/2621 and DC/17/2626 which had been considered by the Committee in May 2018. The consultation response from the Council's Conservation Officer, who raised no objection, was considered by the Committee.

The Parish Council objected to the application. Three objections had been received. One member of the public spoke in objection to the application.

Members considered the officer's planning assessment and considered the impact of the proposal on the character and appearance of the Lloyds building and the barn, and concluded that the proposal was acceptable. With regards to the courtyard garden, which was not included in this application, it was agreed that an Informative to the applicant would draw attention to the fact that consent did not include permission for any hardstanding area.

RESOLVED

That Listed Building Consent DC/18/1811 be granted subject to the conditions as reported.

PCS/60 **DC/18/1962 - LAND SOUTHWEST OF MARTINS, THE STREET, THAKEHAM**

The Head of Development reported that this application sought permission for a new vehicular access track for agricultural purposes. It would be three metres wide and serve the land south and west of Martins. Part of a brick retaining wall, retained soils and some shrubbery would need to be removed. A small turning space adjacent to a field gate towards the northern end of the site was proposed.

The application site was located outside but close to the built-up area boundary of Thakeham, not far from Martins, a Grade II Listed Building. Part of the works would be within a conservation area. It was a former orchard northeast of Coolham Road and northwest of The Street. A vehicular access, that did not have planning permission, had been cut into the embankment adjacent to the highway at the southern end of the site.

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. Ten objections had been received. Two members of the public spoke in support to the application and one member of the public spoke in objection. A representative of the Parish Council spoke in objection to the proposal.

Members considered the officer's planning assessment which included the planning history of the site and indicated that the key issues for consideration in determining the proposal were: the principle of development; character and appearance of the proposal and its impact on the landscape character of the area and the nearby Grade II Listed Building; the amenity of neighbouring occupiers; and highways.

Members concluded that the agricultural access would serve a lawful agricultural use and at this location would not cause significant harm to the heritage assets or the landscape character.

RESOLVED

That planning application DC/18/1962 be granted subject to the conditions as reported.

PCS/61 **DC/18/0450 - HOBJOINS, HYDE STREET, UPPER BEEDING**

The Head of Development reported that this application sought permission for the conversion of a detached timber barn into a 4-bedroom dwelling with a new vehicular access north of Hobjoins, a Grade II Listed dwelling, and area of permeable hardstanding. The proposal included an increased roof height, additional glazing, creation of a first floor space, and a pitched roof over a flat roofed part of the barn.

The application site was located within the built-up area and conservation area of Upper Beeding on the northeast side of Hyde Street. The barn was to the rear of Hobjoins and there was a three-bay garage in the northern part of the site. Access to the garage and barn was along a drive between Hillview Cottage and Amber Cottage north of Hobjoins.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Since publication of the report the Council's Ecologist had requested further information regarding

impact on bats and the recommendation was therefore amended for Members to be minded to grant permission, subject to satisfactory additional information on ecology in consultation with the Council's Ecologist and the Chairman, Vice-Chairman and Local Members.

The Parish Council objected to the application. Twenty-four objections had been received. There had been three letters of support. The Beeding and Bramber Local History Society had commented on the proposed conversion. Three members of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; character and appearance; impacts on neighbouring amenity; and transport and parking.

Members acknowledged that the proposal would enhance the barn, which was in danger of becoming derelict. With regards to the character and appearance of the conversion, in particular the roof, it was noted that there were a number of conditions to secure suitable materials and design.

Members noted concerns regarding the amenity of neighbouring occupiers and that the height of the leylandii boundary hedge could cause loss of light. It was therefore agreed that Condition 11 regarding landscaping works be amended to include details of a maintenance plan for landscaping on the site. It was suggested that an Informative be sent to the applicant suggesting that the maintenance plan should include measures to reduce and maintain the height of the leylandii hedge or replace it with native species.

RESOLVED

That the Committee is minded to grant planning application DC/18/0450 be granted subject to receipt of satisfactory additional information on ecology, in consultation with the Council's Ecologist, the Chairman, Vice-Chairman and Local Members, and subject to the following revised Condition 11:

Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

▪ **Details of a maintenance plan for landscaping on the site.**

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site 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. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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.

PCS/62 **DC/18/1583 - HOPE COTTAGE, SHOREHAM ROAD, SMALL DOLE**

Item withdrawn from the agenda.

The meeting closed at 5.05 pm having commenced at 2.30 pm

CHAIRMAN