

Planning Committee (South)
18 JUNE 2019

Present: Councillors: John Blackall, Chris Brown, Philip Circus, Paul Clarke, Michael Croker, Ray Dawe, Brian Donnelly, Nigel Jupp, Lynn Lambert, Tim Lloyd, Mike Morgan, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom, Jim Sanson, Diana van der Klugt and Claire Vickers

Apologies: Councillors: Karen Burgess, Jonathan Chowen, Paul Marshall and Jack Saheid

PCS/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Brian Donnelly be elected Chairman of the Committee for the ensuing Council year.

PCS/2 **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED

That Councillor Tim Lloyd be appointed Vice Chairman of the Committee for the ensuing Council year.

PCS/3 **TO APPROVE THE TIME OF MEETINGS OF THE COMMITTEE FOR THE ENSUING YEAR**

RESOLVED

That meetings of the Committee be held at 2.30pm for the ensuing Council year.

PCS/4 **MINUTES**

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

PCS/5 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/19/0121 and DC/19/0122 – Councillor John Blackall declared a personal interest in these items because he was acquainted with the applicant, who had served on West Chiltington Parish Council.

DC/19/0121 and DC/19/0122 – Councillor Nigel Jupp declared a personal interest because he was a County Councillor and the freeholder of the land was West Sussex County Council.

SDNP/18/05914/FUL – Councillor Nigel Jupp declared a conflict of interest. He therefore withdrew from the meeting and took no part during the determination of the application.

PCS/6 **ANNOUNCEMENTS**

The Chairman of the Committee proposed a vote of thanks to former Councillor Brian O’Connell for his work as Chairman of the Committee during the previous Municipal year.

PCS/7 **APPEALS**

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

PCS/8 **DC/18/1761 - BARCLAYS BANK LTD, 84 HIGH STREET, BILLINGSHURST**

The Head of Development reported that this application sought permission for redevelopment of the site to provide one retail unit fronting the High Street, and four 2-bedroom terraced houses and one 2-bedroom chalet-style bungalow to the rear. The building to be demolished used to be a Barclays Bank, with an elevated parking area to the rear. Nine parking spaces and a bike store were proposed. The access would be modified by re-grading the ramped roadway and including a stepped pedestrian footway.

The scheme had been amended to take into account extensive discussions with officers. The Local Member clarified that her concerns regarding over development of the site had referred to the original proposal.

The application site was located on the west side of Billingshurst High Street, at the southern end of the Primary Shopping Frontage. It was adjacent to a florist and a small residential development, with further dwellings to the west. The Kings Arms pub garden and the cemetery were to the rear.

The Parish Council objected to the application. There had been responses to the public consultation from 30 individual properties objecting to the proposal. Six of these had been in response to the amended scheme. The applicant’s agent addressed the Committee in support of the proposal.

Members considered the officer’s planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; heritage impacts; the amenity of neighbouring occupiers; highways considerations; and trees and landscaping.

Members were advised that the nine parking spaces were for private use by occupiers of the development. It was agreed that the Local Members should be consulted on the approval of external materials required under Condition 10.

In response to concerns about potential overlooking from the rooflights, officers advised that any outlook would be towards a blank wall and roofs however a condition could be added to any permission granted requiring the rooflights to be positioned above 1.7m in height.

RESOLVED

That planning application DC/18/1761 be granted subject to the conditions as reported, with an amendment to condition 10 to include approval of external materials in consultation with the Local Members, and an additional condition requiring the rooflights on the north elevation to be positioned above 1.7m in height.

PCS/9 **DC/18/1515 - LAND SOUTH OF MASSEY CLOSE, STORRINGTON ROAD, THAKEHAM**

The Head of Development reported that this application sought permission for the erection of four 3-bedroom dwellings (affordable shared ownership) arranged as two pairs of semi-detached dwellings. Eight parking spaces and landscaping were proposed. Vehicular access would be created through the cul-de-sac Massey Close. The application had been amended during its consideration by officers, to reduce the number of dwellings from five to four.

The application site was located in the countryside between the mushroom works to the west and Massey Close. There was a stream and woodland to the south, beyond which were the gardens of Hardbarrow Wood. The site would benefit from pedestrian links associated with the nearby Abingworth development.

As part of the Local Plan review, the built-up area boundary of Thakeham was to be amended to include the Abingworth development, although Massey Close, the mushroom works and the application site would remain outside.

The Parish Council raised no objection to the application. There had been objections from eight households to the consultation on the initial proposal for five dwellings. Further consultation on the amended scheme for four dwellings had resulted in five further objections. The applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council also spoke in support of it.

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

Members noted its proximity to other development and welcomed the provision of affordable housing.

RESOLVED

- (i) That a legal agreement be entered into to secure the provision of affordable housing.
- (ii) That on completion of (i) above, planning application DC/18/1515 be determined by the Head of Development with a view to approval, subject to appropriate conditions.
- (iii) In the event that the legal agreement is not completed within three months of the decision of this Committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the obligations necessary to make the development acceptable in planning terms.

PCS/10 **DC/19/0121 - SOUTHLANDS FARM, SOUTHLANDS LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought retrospective permission for the change of use of a barn to a wedding venue. The proposal included a replacement lean-to structure to comprise bar, kitchen and toilet facilities. Parking for at least 40 vehicles, on existing concrete hardstanding, was proposed.

The proposed conditions would restrict the business to operating from April to September each year, with each booking on a three-day basis to allow for setting up and clearing away.

An addendum to the report notified Members that Environmental Health had been consulted following a number of Statutory Noise complaints, and concerns that there had not been a Noise Impact Assessment. The Environmental Health Officer recommended additional conditions, which negated the need for a Noise Impact Assessment. The addendum also advised that an additional neighbour had been consulted, with a consultation expiry date of 21 June. The officer recommendation was amended to reflect that this Committee meeting took place prior to the end of the consultation period.

The application site was located outside the built-up area east of Southlands Lane and was one of several rural buildings. The barn was within the curtilage of Southlands Farm, a Grade II Listed Building. Open countryside surrounded the site, with some commercial and residential buildings on the other side of Southlands Lane.

West Chiltington Parish Council and Thakeham Parish Council raised no objections to the application, subject to conditions. Forty-four representations, from 35 households, objecting to the proposal had been received. There had also been 17 representations in support of the proposal, including four received after publication of the report. One member of the public spoke in objection to

this application and application DC/19/0122. Three members of the public, including the applicant and the applicant's agent, spoke in support of both applications. A representative of the Parish Council also spoke in support of the applications.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; heritage impacts; neighbouring amenity; highways considerations; and ecology.

It was proposed and seconded that the application be deferred so it could be determined by Members after expiry of the consultation period. The motion was lost.

It was proposed and seconded that the proposal be subject to a temporary consent for 18 months. The motion was lost.

Members considered the economic benefits of the proposal, and weighed these against concerns about noise disturbance. It was noted that enforcement action could be taken should there be complaints regarding noise.

RESOLVED

- (i) That planning application DC/19/0121 be determined by the Head of Development with a view to approval, subject to the end of the neighbour consultation period on 21 June and the consideration of any further comments received in consultation with Local Members.
- (ii) That Condition 6 be amended to extend the period of permitted use by one month so it runs from April to October.

PCS/11 **DC/19/0122 - SOUTHLANDS FARM, SOUTHLANDS LANE, WEST CHILTINGTON**

The Head of Development reported that this retrospective application sought Listed Building Consent for the change of use of a barn to a wedding venue with ancillary facilities. The works included replacement entrance doors and new wooden floor, and a replacement lean-to structure to comprise bar, kitchen and toilet facilities.

The application site was located outside the built-up area east of Southlands Lane and was one of several rural buildings. The barn was within the curtilage of Southlands Farm, a Grade II Listed Building.

The Parish Council had not commented on the application. Four representations objecting to the proposal, and one in support of it, had been received. One member of the public spoke in objection to this application and application DC/19/0121. Three members of the public, including the applicant

and the applicant's agent, spoke in support of both applications. A representative of the Parish Council also spoke in support of the applications.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal was the impact of the proposal on the special character and distinctiveness of the Grade II Listed Building.

RESOLVED

That Listed Building Consent DC/19/0122 be granted subject to the conditions as reported.

PCS/12 **SDNP/18/05914/FUL - WEST SUSSEX GOLF CLUB, GOLF CLUB LANE, WIGGONHOLT**

On behalf of the Director of Planning, South Downs National Park Authority, the Head of Development reported that this application sought permission for the change of use of land to provide a 6-hole practice area to the south of the West Sussex Golf Club. Some landscaping would be required.

The application site was located in the open countryside on the east side of Golf Club Lane. There was a mock-Tudor style clubhouse, driving range and car parking south of the golf course and north of the application site. There was an equestrian facility adjacent to the site.

The Parish Council raised no objection to the application. There had been 19 public consultation responses, from 15 households, objecting to the proposal. An additional representation objection to the application had been received since publication of the report. Three members of the public spoke in objection to the application. One member of the public and the applicant both spoke 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; its impact on the countryside landscape and character of the area; the amenities of nearby occupiers, including the equestrian facility; impact on a public bridleway along the perimeter of the site; and highways considerations.

Members noted concerns regarding the impact of the proposal on the neighbouring equestrian centre, in particular with regards to noise and the safety of horses and riders. After careful consideration, Members agreed to defer the application so that these concerns could be investigated.

RESOLVED

That planning application SDNP/18 05914/FUL be deferred to allow for further investigation into the impact on the neighbouring equestrian business and the Arun Valley SPA.

PCS/13 **DC/19/0511 - HOPE COTTAGE, SHOREHAM ROAD, SMALL DOLE**

The Head of Development reported that this application sought permission for the erection of a two-storey rear extension to a detached chalet bungalow. It would have a pitched roof with a ridge height of 6.5 metres, and would be eight metres wide and up to three metres deep.

The application site was located within the built-up area of Small Dole along the A281. There were detached properties either side, with Sycamores to the north in close proximity.

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

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the character of the dwelling and its impact on the visual amenities of the area; and the amenity of the occupiers of adjacent properties.

Members considered the scale of the proposed extension and its proximity to the neighbouring property and concluded that the overbearing impact of the extension would be unacceptable.

RESOLVED

That planning application DC/19/0511 be refused for the following reasons:

The proposed extension by virtue of its scale, mass and form would represent an unduly dominant and overbearing impact on the neighbouring property the therefore effect their residential amenities, contrary to policies 32 and 33 of the Horsham District Planning Framework.

PCS/14 **DC/19/0628 - 31 EAST STREET, BILLINGSHURST**

The Head of Development reported that this application sought permission for alterations to a chalet bungalow comprising the installation of three rooflights on the front roofslope (over a newly formed en-suite bathroom, dressing room and existing staircase) and the enlargement of a rear dormer window.

The application site was located within the built-up area of Billingshurst on the north side of East Street, within the Billingshurst Conservation Area. The surrounding properties included two-storey houses, terraces and bungalows

The Parish Council raised no objection to the application. No public consultation responses had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the character of the dwelling and its impact on the streetscene and surrounding area; and neighbouring amenity.

RESOLVED

That planning application DC/19/0628 be granted subject to the conditions as reported.

The meeting closed at 5.58 pm having commenced at 2.30 pm

CHAIRMAN