

**Planning Committee (South)**  
**21 JANUARY 2020**

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

Apologies: Councillors: Karen Burgess and Jonathan Chowen  
Absent: Councillors: Chris Brown and Jack Saheid

PCS/53 **MINUTES**

The minutes of the meeting of the Committee held on 17 December were approved as a correct record and signed by the Chairman.

PCS/54 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/19/2119 – Councillor Jim Sanson declared a personal and prejudicial interest in this application. He withdrew from the meeting and took no part during its determination.

DC/18/2402 – Councillor Philip Circus declared a personal interest in this item because his wife was a regular customer of the applicant's business.

DC/19/1036 – Councillor Nigel Jupp declared an interest in this application. He withdrew from the meeting and took no part during its determination.

SDNP/18/05914/FUL – Councillor Nigel Jupp declared an interest in this application. He withdrew from the meeting and took no part during its determination.

PCS/55 **ANNOUNCEMENTS**

There were no announcements.

PCS/56 **APPEALS**

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

PCS/57 **DC/19/2015 - LAND NORTH OF DOWNSVIEW AVENUE, STORRINGTON**

The Head of Development reported that this application sought permission for the erection of up to 62 residential units and a new vehicle access, with all matters reserved for later consideration except for access.

The applicant indicated that 22 units (35%) would be affordable housing. The indicative housing mix comprised: 12 1-bedroom; 23 2-bedroom; 20 3-bedroom; and seven 4-bedroom units, as set out in paragraph 1.2 of the report (not as incorrectly stated in the table at paragraph 6.8).

The application site was located in an open field immediately to the north of residential properties on Downsview Avenue, Storrington. It was uncultivated agricultural land on higher ground than the adjacent fields and development to the south and east.

Storrington & Sullington Parish Council raised no objection to the application. Thakenham Parish Council also raised no objection to the proposal. There had been 109 responses to the public consultation objecting to the application, including one received since publication of the report, one in support, and three commenting on the proposal. 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; affordable housing and housing mix; layout, number of units and scale; design, character and appearance; landscaping and trees; amenity impacts; heritage impacts; highways and access; public rights of way; ecology; and drainage.

The site was allocated for at least 60 dwellings within the Storrington, Sullington and Washington Neighbourhood Plan. It was noted that the Highway Authority raised no objection to the proposed access arrangements. Members were reassured that the access would be constructed as approved by the Highway Authority, as required by condition. Members discussed concerns regarding air quality and noted that an air-quality mitigation strategy was required under Condition 11.

RESOLVED

That planning application DC/19/2015 be granted subject to the conditions as reported.

PCS/58 **DC/19/2105 - PARSONS FIELD STABLES, PICKHURST LANE, PULBOROUGH**

The Head of Development reported that this application sought permission for the removal of condition 2 to previously approved application DC/16/2388 (change of use of land to caravan site for stationing of up to three caravans for occupation by gypsy-traveller family with associated development). The removal of this condition would allow for permanent use of the site for Gypsies and Travellers; the recent temporary permission had expired at the end of 2019.

The application site was located within a rural location to the south of Pickhurst Lane, approximately 600 metres north of the built-up area boundary of Codmore Hill.

Pulborough Parish Council objected to the application. There had been 23 representations objecting to the application from 21 households. Three members of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development and the current shortfall of Gypsy & Traveller pitches within the district; landscape character; impact on listed buildings; the sustainability of the development; neighbouring amenity; highways and parking; and drainage.

Members discussed the planning and enforcement history of the site and the impact of the development on the landscape character and neighbouring amenity. It was proposed and seconded that a temporary permission up to 30 September 2022 be granted. The motion was lost.

Members concluded that the development had a detrimental impact on the rural character of the area, was in an unsustainable location and the reason for granting temporary permission associated with the applicant's educational needs no longer applied.

#### RESOLVED

That planning application DC/19/2105 be refused for the following reasons:

The development is in an unsustainable location and has resulted in significant harm to the landscape character of the area. In the absence of the applicant's educational needs now being material to the application, and notwithstanding the absence of a five year supply of sites for the gypsy and traveller community, a further temporary permission is no longer justified. The development is therefore considered contrary to Policy 23 of the Horsham District Planning Framework.

#### PCS/59 **DC/19/2119 - LAND SOUTH OF KITHURST LANE, STORRINGTON**

The Head of Development reported that this application sought permission for the variation of condition 5 of previously approved application DC/18/1695 (construction of storage barn and retention of access). The application sought permission to allow the barn to be used as a muster point for volunteers.

The application site was located within an open area of land outside the built-up area of Storrington, which adjoined the southern edge of the village and with the northern edge of the South Downs National Park running 250 metres to the south.

The Parish Council objected to the application. There had been ten representations objecting to the application from nine households. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal was the principle of development. Members also noted the planning background relating to the site.

Members sought reassurance that the primary use of the barn for storage would be retained and that the removal of the condition would not in time lead to the building being used for residential purposes. It was therefore agreed that, for the avoidance of doubt, the wording of Condition 3 be revised in consultation with Local Members.

#### RESOLVED

That planning application DC/19/2119 be granted, subject to the agreement of revised wording for Condition 3, in consultation with Local Members.

#### PCS/60 **DC/18/2402 - RYECROFT NURSERY, FRYERN ROAD, STORRINGTON**

The Head of Development reported that this application sought permission for the erection of an agricultural workers dwelling for use by the nursery owner and their family.

The application site was located off the western side of Fryern Road in a rural area 480 metres south of the built-up area of West Chilton.

Storrington and Sullington Parish Council raised no objection to the application. There had been 20 representations in support of the application, including three letters received after publication of the report. Three members of the public spoke in support of the application, and 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 and the justification of need; design and appearance; trees and landscaping; amenity impacts; and highways impacts.

Members discussed the proposal in the context of the Agricultural Consultant's comments and the business's standing to the local and wider community. Members concluded that the applicant should be given a further opportunity to submit information to prove they were a viable and sustainable business.

RESOLVED

That planning application DC/18/2402 be deferred to allow the applicant to provide further information on their business case.

PCS/61 **DC/19/1036 - BROOKHOUSE FARM, WEST CHILTINGTON LANE, BROADFORD BRIDGE, BILLINGSHURST**

The Head of Development reported that this application sought permission for the demolition of an outbuilding and the erection of a 4-bedroom single storey dwelling with associated parking. The existing access from West Chiltington Lane would be used, with an area of hardstanding to the west of the dwelling.

The application site was located to the north-east of West Chiltington Lane, outside of any defined built-up area boundary in the open countryside. There was sporadic development along the public highway.

Billingshurst Parish Council objected to the application. There had been no further responses to the public consultation.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; amenity impacts; flooding; ecology; and highway impacts. Members noted that there was prior approval consent to convert the outbuilding into a home, and considered the proposed design would enhance the site and its surroundings.

RESOLVED

That planning application DC/19/1036 be granted subject to the conditions as reported.

PCS/62 **SDNP/18/05914/FUL - WEST SUSSEX GOLF CLUB, GOLF CLUB LANE, WIGGONHOLT**

The Head of Development reported that this application sought permission for the change of use of the land for the extension to the existing golf course for a 6 hole practice short course. The application had been deferred by the Committee in June 2019 to allow for further consideration of the impact of the proposal on the neighbouring equestrian business, and to further consider its impact on the Arun Valley Special Protection Area (SPA) (Minute no. PCS/12 (18.06.19) refers).

Members were referred to the previous report which contained details of the location, relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

Three members of the public spoke in objection to the application. The applicant addressed the Committee in support of the proposal.

The Committee was satisfied that the proposal would not have a detrimental impact on the SPA.

Members noted the Agricultural Consultant's conclusions regarding the impact of the proposal on the neighbouring equestrian business, and were concerned that these conclusions had not taken into account the extent to which horses could be alarmed by unexpected noise and disturbance. It was also noted that the new tee box closest to the equestrian business was not screened by thick foliage. It was therefore proposed and seconded that the application be refused. The motion was carried.

RESOLVED

The proposal would result in a harmful impact on neighbouring amenities, in particular the neighbouring equestrian facility, contrary to Strategic Policy SD5 of the South Downs Local Plan.

*The meeting closed at 6.15 pm having commenced at 2.30 pm*

CHAIRMAN