

Planning Committee (North)
3 MARCH 2020

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Matthew Allen, Andrew Baldwin, Tony Bevis, Toni Bradnum, Alan Britten, Peter Burgess, Roy Cornell, Christine Costin, Brian Donnelly, Ruth Fletcher, Billy Greening, Frances Haigh, Richard Landeryou, Gordon Lindsay, John Milne, Colin Minto, Christian Mitchell, Godfrey Newman, Louise Potter, Stuart Ritchie, Ian Stannard, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Leonard Crosbie, Tony Hogben and David Skipp

PCN/80 **MINUTES**

The minutes of the meeting of the Committee held on 4 February were approved as a correct record and signed by the Chairman.

PCN/81 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/82 **ANNOUNCEMENTS**

There were no announcements.

PCN/83 **APPEALS**

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

PCN/84 **DC/18/2231 - GHYLL HOUSE FARM, BROADWATER LANE, COPSALE**

The Head of Development reported that this application sought permission for the demolition of three dwellings and associated buildings, retention of existing ponds and erection of four dwellings (net gain of one dwelling), associated improved access and provision of hardstanding, parking, landscaping and garden and amenity space. Sixteen car parking spaces, including detached garages, and eight cycle spaces were proposed.

The application site was located outside any built-up area to the east of Broadwater Lane and was surrounded by countryside and woodland with sporadic residential development. It was immediately to the west of a new development of six houses. Access was via a track off Broadwater Lane. The dwellings on the site were vacant and in disrepair.

The Parish Council objected to the application. There had been nine representations objecting to the application. One member of the public and a Parish Council representative both spoke in objection, and the applicant's agent addressed the Committee in support of the proposal.

Members noted the planning history of the site and considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; external design and appearance; amenity of future occupants; trees and landscaping; heritage impacts; ecology; and highways considerations.

Members noted that the footprint of the proposal would be smaller than the existing buildings, and discussed the positive environmental impact and landscape improvements that the scheme would provide. Members weighed these material considerations against concerns regarding the housing mix and that the proposal would be a departure from planning policy. After careful consideration Members concluded that, given the specific circumstances, the benefits weighed in favour of the proposal and the application was acceptable.

Members sought reassurance that the landscaping would enhance biodiversity and retain existing hedgerows. It was therefore agreed that condition 11 be amended accordingly.

RESOLVED

That planning application DC/18/2231 be granted subject to the conditions as reported, with an amendment to Condition 11 to require the details of all hard and soft landscaping works to include the retention of the hedgerows, and for the landscaping plan required under Condition 11 to be agreed in consultation with the Local Member.

PCN/85 **DC/19/2389 - GODFREYS OF HORSHAM, WORTHING ROAD, SOUTHWATER**

The Head of Development reported that this application sought permission for alterations to the car showroom and workshop buildings at Godfreys, including two large sliding doors and three tall windows. The southern end of a building would be demolished to allow access to additional parking at the rear.

The application site was located within the built-up area of Southwater on the West of Worthing Road. The car showroom and workshop were currently vacant. The wider site included a petrol station and convenience store.

The Parish Council had objected to the application and had stated that a representative would like to address the Committee in objection to the application. This was the sole reason the application was being considered by the Committee. However, no one had registered to speak or been available to attend. There had been no further representations 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; the character and appearance of the proposal and its impact on the visual amenities of the street scene; the effect of the development on the amenity of adjoining properties; and parking, transport and highways.

Members raised no objections to the application.

RESOLVED

That planning application DC/19/2389 be granted subject to the conditions as reported.

The meeting closed at 6.00 pm having commenced at 5.30 pm

CHAIRMAN