

**Planning Committee (South)**  
**18 FEBRUARY 2020**

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

PCS/63 **MINUTES**

The minutes of the meeting of the Committee held on 21 January 2020 were approved as a correct record subject to an amendment to the declarations of interest to state that Councillor Circus' wife was an occasional customer of the applicant's business not a regular customer. The minutes were signed by the Chairman.

PCS/64 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/19/0908 Councillor Lambert declared a personal but non prejudicial interest in this item.

PCS/65 **ANNOUNCEMENTS**

There were no announcements.

PCS/66 **APPEALS**

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

There was a query as to why DC/19/1031 had been appealed. The reason was explained by the Cabinet Member for Planning and Development who said that the appeal related to the conditions around the restriction of the hours and dates of operation.

PCS/67 **DC/19/0908 - ABBOTS LEA, LITTLEWORTH LANE, PARTRIDGE GREEN**

The Head of Development reported that this application sought permission for the demolition of the existing dwelling, garage and stables and the erection of 2 detached two storey dwellings with detached garaging.

The application site was located within Littleworth, an unclassified settlement formed by a cluster of residential development in a predominantly linear form either side of the highway. The site was approximately 500 metres north of Partridge Green.

West Grinstead Parish Council objected to the application. There had been 19 representations objecting to the application. 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, the character and appearance of the area, the impact on amenity and highway impacts.

Members also discussed the fact that a similar nearby application had been allowed by the Planning Inspector and so were the application to go to appeal, it was likely to be permitted. Furthermore, the site was not in a rural location as there were houses all around. There was a discussion around whether the site could be described as a secondary development area and also whether the development could be described as "in fill". Drainage issues and environmental concerns connected with development were also discussed.

#### RESOLVED

That planning application DC/19/0908 be granted subject to the conditions as reported. Conditions 3 and 7 would be in consultation with local members.

#### PCS/68 **DC/19/0742 - PEAR TREE FARM, FURNERS LANE, WOODMANCOTE**

The Head of Development reported that this application sought permission for the erection of 1 detached and 2 semi-detached single storey dwellings.

The application site was located outside of any settlement boundary, approximately 720 metres east of Henfield.

Henfield Parish Council objected to the application. The applicant's agent addressed the Committee in support of the proposal.

Officers noted that two additional letters of support were received since the publication of the committee report.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the character and appearance of the development, the impact on amenity and highways impacts.

Members also discussed the environmental impact of the development and the proximity of a local traveller site.

RESOLVED

That planning application DC/19/0742 be granted subject to the inclusion of a landscaping condition (details to be submitted) and provision of parking conditions (details to be submitted), and for the details submitted in respect of these conditions to be agreed in consultation with Local Members.

PCS/69 **DC/19/2128 - WOODHOUSE FARM, WHEATSHEAF ROAD, WOODMANCOTE**

The Head of Development reported that this application sought permission for the demolition of an existing barn and the erection of 3 attached single storey dwellings and associated car parking.

The application site was located 1.2km east of the defined built-up area of Henfield, and accessed via the B2116 1.2km north of the site.

Woodmancote Parish Council raised no 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, the character, design and appearance, amenity and parking, highway safety and operation.

It was suggested by the ward member that a Construction Environment Management Plan (CEMP) condition should be added.

It was agreed that an **Informative** would be added to the decision notice requesting that the applicant explore the possibility of providing passing bays along the access road.

RESOLVED

That planning application DC/19/2128 be granted subject to the inclusion of a landscaping condition (details to be submitted), provision of a parking condition (in accordance with the approved plans), and a CEMP condition.

*The meeting closed at 3.32 pm having commenced at 2.30 pm*

CHAIRMAN