

Planning Committee (South)
19 MAY 2020

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

Apologies: Councillors: Nigel Jupp and Josh Potts
Absent: Councillors: Jack Saheid

PCS/76 **MINUTES**

The minutes of the Committee held on 21 April 2020 were approved as a correct record and it was agreed the Chairman would sign them after the coronavirus crisis had abated.

PCS/77 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/19/1788 Councillor Dawe declared a personal and prejudicial interest in this application. He withdrew from this part of the meeting and took no part during its determination.

DC/19/1788 Councillor Sanson also declared a personal and prejudicial interest in this application. He withdrew from this part of the meeting and took no part during its determination.

PCS/78 **ANNOUNCEMENTS**

The Chairman stated that agenda item 7 - DC/20/0386 Wyndham Pool, Frylands Lane, Wineham, had been withdrawn from the agenda.

PCS/79 **APPEALS**

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

PCS/80 **DC/19/1788 - LODGE FARM, MALTHOUSE LANE, ASHINGTON**

The Head of Development reported that this application sought permission for the demolition of the existing commercial storage buildings, workshop buildings and office building on the site and the erection of 7 dwellings comprising a mixture of detached and semi-detached properties, with associated parking and landscaping works.

The application site was located off Malthouse Lane in Ashington. It consisted of a number of commercial buildings in light industrial, storage and office uses. The site consisted of hardstanding areas to the north with soft landscaping to the south and extensive mature soft landscaping to the boundaries. The site was not located within any defined built up area boundaries and so was not considered to be located in the countryside.

Ashington Parish Council objected to the application. There had been 23 representations objecting to the application. One objector spoke at the meeting, the meeting heard an audio recording from the applicant speaking in support of the application and a statement from the agent was read in support of this application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the principle of the development on the character of the dwellings and the visual amenities of the countryside, the amenities of the occupiers of adjoining properties and the highways impacts of the proposal.

There was a discussion around the fact that the application was for the erection of 7 dwellings and the demolition of existing buildings when there had been prior approval for the conversion of 9 dwellings. The Head of Development indicated that the Planning Officers felt this to be an acceptable alternative, given the fallback position of the prior approval applications. The Ward Members noted that the Officer's report had said that on balance it was felt that approval should be given. It was felt that this indicated some reluctance although the reduction from 9 to 7 dwellings would have been seen as a betterment. The Ward Members felt it represented overdevelopment and wanted to see a smaller number of dwellings as it was felt that the development would spoil the character of the neighbourhood. The Head of Development noted that the fact that there had been previous approval meant that the principle of residential development had been established at this site.

RESOLVED

That planning application DC/19/1788 be granted subject to the conditions as reported and with the following additional condition:
The proposed dwellings hereby permitted shall not be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the requirements for electric vehicle charging within the latest West Sussex Parking Standards (2019). The approved scheme shall be installed prior to first occupation of the dwellings and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

PCS/81 **ITEM WITHDRAWN - DC/20/0386 - WYNDHAM POOL, FRYLANDS LANE, WINEHAM**

The chairman stated that this item had been withdrawn from the agenda.

PCS/82 **DC/20/0411 - ROSEACRE, STALL HOUSE LANE, NORTH HEATH**

The Head of Development reported that this application sought permission for a change of use of the land to residential and the erection of a two storey dwelling and the creation of new access.

The application site was located on undeveloped land situated to the south-eastern site of Stall House Lane, North Heath near Pulborough. The site was not located within any defined built up areas and was therefore considered to be in a countryside location. The plot primarily comprised low level shrubbery and wild meadow grasses, although some examples of semi-mature and mature trees existed towards the boundaries of the site.

Pulborough Parish Council raised no objection to the application. 1 letter of support was received for the application. The agent 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 character of the development and the visual amenities of the street scene; the amenities of the occupiers of adjoining properties and highways and other material considerations.

There was a discussion around whether the site was in the countryside so contrary to the Local Plan. Some Councillors felt the site was really a brownfield site and not greenfield and that it would form part of an established settlement. The lack of objection to the development was also noted. The extent to which the proposed development would be energy efficient was also noted. It was felt that this was not so exceptional as to deviate from planning policy.

RESOLVED

That planning permission DC/20/041 is refused for the following reasons:

1. The proposed dwelling is located in a countryside location, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. The Council is able to demonstrate a 5-year housing land supply and consequently the proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements of the District. Furthermore, the proposed development is not essential to its countryside location. Consequently, the proposal for a new dwelling on

the site represents unsustainable development contrary to policies 1, 3, 4 and 26 of the Horsham District Planning Framework (2015) and guidance within the National Planning Policy Framework (2019).

2. The proposed dwelling would be of a siting, scale and mass that would constitute an intrusive urban addition that would be harmful to the rural character of the area. Furthermore the proposal would not seek to protect, conserve or enhance the character and setting of its countryside location, contrary to policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

PCS/83 **DC/19/1870 - ROWFOLD KENNELS, CONEYHURST ROAD, BILLINGSHURST**

The Head of Development reported that this application sought permission for the demolition of the existing single storey outbuildings on the site and the erection of four single storey dwellings with associated access driveway and parking. The scheme would provide 1 x 3 bedroom dwelling and 3 x 4 bedroom dwellings.

The application site was located near the eastern side of Coneyhurst Road (A272). The site was located outside any built up area boundary and was therefore situated within a countryside location. The site was bound by the railway line to the north. The application site related to the area of land to the east of converted barn, Rowfold Kennels, which predominantly comprised four single storey buildings. To the south the application site currently comprised a circular driveway, hardstanding used for car parking/storage, an open sided storage shed and a sand school used in connection with the residential property. The neighbouring residential property, Little Rowfold, is located approximately 30m to the west of the application site.

Billingshurst Parish Council objected to the application. One letter of representation was received from the occupiers of Little Rowfold who commented that as the owners of the shared driveway they would not agree to the additional vehicular use from the development and that the Applicant would need to put a new access in from the A272. A statement by the agent was read in support of 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, the impact on neighbouring amenity, the impact to occupiers of the development and highways impacts.

There was a discussion around the acoustic impact from the nearby railway line. Some Councillors were also very concerned about what would happen to the 22 dogs currently living at the kennels. The Head of Development clarified that the rehoming of the dogs could not be made a condition of approval. She

further stated that noise considerations could be a factor in determining whether or not to grant approval.

It was noted that the site benefitted from prior approval for 5 dwellings and that the principle of residential development had been established.

RESOLVED

To resolve to grant planning permission subject to expiration of the public consultation period as the scheme as a departure, and delegation to the Head of Development to consider any representations received as a result of that consultation and subject to the recommended conditions and the following additional condition:

The proposed dwellings hereby permitted shall not be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the requirements for electric vehicle charging within the latest West Sussex Parking Standards (2019). The approved scheme shall be installed prior to first occupation of the dwellings and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

PCS/84 **DC/19/2396 - LAND ADJACENT TO NUMBER 81 ROMAN WAY, ROMAN WAY, BILLNGSHURST**

The Head of Development reported that this application sought permission for the erection of 3 dwelling houses, comprising 1 x 4 bedroom detached dwelling and 2 x 3 bedroom semi-detached dwellings. The detached dwelling would be adapted for those with disabilities and one disabled parking space would be located to the front of this dwelling. The scheme would deliver 3 affordable rented units that would be owned by the Council and managed by the Council's Housing Company.

The application site was located within the built up area boundary of Billingshurst and was situated at the north-eastern end of Roman Way. The site comprised an area of grassed land which was bound on its northern and eastern boundaries by a mix of trees and hedge planting. The entrance to the site from Roman Way was gated with 1m high timber post and rail fence. A two storey semi-detached dwelling was located directly to the south of the site. To the west, the 2 storey brick building comprised four flats. The part of the road in which the application site was located was predominantly characterised by brick built pairs of semi-detached dwellings, most had side driveways providing off-street parking. Billingshurst Doctors Surgery was located further down the road to the south and there were a mixture of flats and semi-detached dwellings located further along Roman Way to the south. To the east of the site there

was a grassed area of land which formed part of a wider development site comprising land to the east of Billingshurst.

Billingshurst Parish Council objected to the application. There had been 15 representations objecting to the application.

The Ward Councillors stated that they supported this application as it would bring much needed affordable housing to Billingshurst which was an important urban centre in the district. The fact that one of these dwellings would have adaptations for disabled people was particularly welcomed.

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 affordable housing mix, the loss of open space, the design and appearance, landscape and trees, amenity, highways and parking and flooding and drainage.

There was a discussion around the location of electric vehicle charging points. There was further discussion around the level of energy efficiency within the proposed dwellings. Some councillors considered they should exceed current standards. It was noted that energy efficiency requirements of new buildings would be strengthened in the new Local Plan.

RESOLVED

That planning application DC/19/2396 be granted subject to the conditions as reported and with the following additional condition:
The proposed dwellings hereby permitted shall not be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the requirements for electric vehicle charging within the latest West Sussex Parking Standards (2019). The approved scheme shall be installed prior to first occupation of the dwellings and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

The meeting closed at 4.29 pm having commenced at 2.30 pm

CHAIRMAN