

Planning Committee (South)
22 SEPTEMBER 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: Jonathan Chowen and Liz Kitchen
Absent: Councillors: Chris Brown and Jack Saheid

PCS/24 **MINUTES**

The minutes of the meeting of the committee held on 18 August were approved as a correct record and would be signed by the Chairman at a later date.

PCS/25 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/20/0025 –Councillor Roger Noel declared a personal interest because his wife was on the Parish Council in which the site was situated.

DC/20/0025 – Councillor Tim Lloyd declared a personal interest because he was acquainted with one of the public speakers.

PCS/26 **ANNOUNCEMENTS**

There were no announcements.

PCS/27 **APPEALS**

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

PCS/28 **DC/20/0837 - THREALS FARM, THREALS LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought permission for the demolition of agricultural buildings and the erection of two 4-bedroom and three 5-bedroom detached dwellings. There would be 20 parking spaces. Landscaping would include tree planting and new hedgerows.

An existing agricultural building on the site benefited from consent for its conversion into four 2-bedroom and one 4-bedroom units. The demolition of all agricultural buildings would lead to a reduction in built form and hard standing across the site.

The application site was just outside the built-up area at the southern end of Threals Lane and accessed from West Chiltington Common.

A second public consultation had followed submission of revised design and layout of the proposal.

Both Thakeham and West Chiltington Parish Councils had objected to the original and revised application. A total of six representations from five households had been received objecting to the application. There had also been five representations supporting the proposal.

The applicant and the applicant's agent both addressed the Committee in support of the proposal. A representative of the Parish Council spoke in 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; character and appearance; highways and rights of way; ecology; land contamination; sustainability and energy use; and the size of the dwellings. Members noted the significant weight that the existing Class Q consent carried.

RESOLVED

- i) That a legal agreement be entered into to secure a contribution towards improvements to Bridleway ROW2291.
- ii) That on completion of i) above, planning application DC/20/0837 be granted, subject to appropriate conditions.

PCS/29 **DC/20/0326 - LAND ON THE SOUTH SIDE OF HILL FARM LANE, CODMORE HILL, PULBOROUGH**

The Head of Development reported that this application sought permission for the erection of livery stables with associated facilities and two units of grooms accommodation above, a machinery store and covered horse walker. A new access track and parking area with a capacity for 36 vehicles were also proposed.

The application site was located in a countryside location west of Codmore Hill and south of Hill Farm Lane. There were two Grade II Listed Buildings in the vicinity. The site was an established equestrian centre.

Since publication of the report, a consultation response from the South Downs National Park (SDNP) had been received stating that, although the site was approximately one kilometre east of the national park, it was likely to be visible from the public pathway that followed its boundary as the intervening land was relatively flat and open. However there were other agricultural and equestrian developments in the vicinity so the SDNP considered any impact would be minor.

The SDNP had also recommended that consideration be given to the International Dark Skies Reserve. A further condition regarding dark skies impact was therefore recommended to secure suitable lighting prior to occupation.

An informative was also recommended advising the applicant that, should the public right of way need to be diverted due to the impact of the development, a separate consent would be required.

Two representations had been received objecting to the proposal; Members were advised that one of these had subsequently been withdrawn.

The Parish Council objected to the application. There had been 18 representations from 17 households supporting the application, and one of comment. The applicant's architect addressed the committee 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; its scale and impact on the character and visual amenities of the countryside; the amenities of neighbouring and future occupiers; parking and highway safety; and sustainability.

Members were broadly in favour of the scheme but expressed a number of concerns including: inadequate onsite parking provision for horseboxes, particularly during large events; traffic generation; the impact on the public right of way; and the impact of lighting, including the proposed rooflights.

RESOLVED

That planning application DC/20/0326 be deferred to allow for further assessment and consultation regarding:

- i) impact on the public right of way, in consultation with West Sussex County Council;
- ii) impact on the SDNP International Dark Skies Reserve;
- iii) impact on parking and traffic generation, in consultation with West Sussex County Council regarding tracking for the manoeuvring of horse boxes.

PCS/30 **DC/20/0025 - GARAGE BLOCK, BLACKSTONE RISE, BLACKSTONE LANE, BLACKSTONE**

The Head of Development reported that this application sought outline permission for the demolition of eight garages and the erection of three dwellings with all matters reserved except access. Indicative plans showed a terrace of three 2-bedroom dwellings. The new access would allow for a one way in-out arrangement. The applicant's intention was to sell the site with outline permission.

The application site was located on the west side of Blackstone Lane, outside the built up area and adjacent to the small settlement of Blackstone to the south. The garages were owned by Horsham District Council. There was hedging on three of the boundaries and a line of trees to the south. There were a number of other dwellings in the vicinity, with farmland to the north and west.

The Parish Council objected to the application. There had been 25 representations, from 16 households, objecting to the application. Three members of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection to 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; loss of parking; design, appearance and the character of the area; impact on residential amenity; access; ecology and sustainability.

Members discussed concerns regarding parking provision for neighbouring and nearby residents in the context of the current informal arrangement for on-site ad hoc parking. It was noted that the development would provide some CIL payments for infrastructure improvements within the parish.

RESOLVED

That planning application DC/20/0025 be granted subject to the conditions as reported.

PCS/31 **DC/20/1019 - OLD DAIRY EAST COTTAGE, BLACKSTONE GATE FARM, HENFIELD ROAD, ALBOURNE, HASSOCKS**

The Head of Development reported that this application sought permission for the conversion of stables to a 3-bedroom holiday let, together with construction of stables to replace a smaller stable building, which would be demolished.

The site is located outside the built-up area in a countryside setting on the western side of the Henfield Road. It comprised a cluster of stable buildings including a riding arena and horsewalker. The site was screened by vegetation from the neighbouring property to the north. Further residential properties lay to the east and southeast.

The Parish Council raised no objection subject to conditions. There had been two representations supporting 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; design and appearance; impact on neighbouring amenity; highways; and sustainability.

RESOLVED

That planning application DC/20/1019 be granted subject to the conditions as reported.

The meeting closed at 4.32 pm having commenced at 2.30 pm

CHAIRMAN