

Planning Committee (South)
20 OCTOBER 2020

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

Apologies: Councillors: Kate Rowbottom and James Wright

PCS/32 **MINUTES**

The Minutes of the meeting held on 22 September were approved as an accurate record and it was agreed that they would be signed by the Chairman at a later date.

PCS/33 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/20/1357 – Councillor Philip Circus declared a personal interest for he is a client of the veterinary clinic.

DC/20/1357 – Councillor Paul Clarke declared a personal interest for he is a client of the veterinary clinic.

PCS/34 **ANNOUNCEMENTS**

There were no announcements.

PCS/35 **APPEALS**

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

PCS/36 **DC/20/0789 - FORMER B AND W BUILDING, ELM GROVE LANE, STEYNING**

The Head of Development reported that this application sought the demolition of the existing commercial buildings on the site and the erection of a residential building containing nine units plus a new standalone office building.

The application site was located close to Steyning High Street and would be accessed via Elm Grove Lane. The site was part-located within the Steyning Conservation Area, with the existing commercial building wholly within the Conservation Area.

The Parish Council objected to the application . There had been 20 representations from 13 households objecting to the application. The Agent 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 the development; Economic Impact; Highways issues with regards to access and parking; Design and Heritage of the site; and the impact to surrounding amenities.

Members raised concerns that this application would lead to overdevelopment of the site and cause a detrimental impact on neighbouring properties. Members also agreed that the proposed car parking would not be able to accommodate the demand from the proposed residential and office use on the site. After careful consideration Members decided to refuse this application.

RESOLVED

That Planning Application DC/20/0789 be refused for the following reasons:

1. The proposed residential building represents a significant increase in height and mass over the existing building, resulting in a detrimental impact and harm to adjacent properties, contrary to policies 32, 33 and 34 of the HDPF in terms of scale, design, character and amenity.
2. The proposed development fails to sufficiently accommodate the likely parking demand from the proposed residential and office uses of the site, and will therefore result in unacceptable overspill parking onto the local highways network, contrary to Policy 41 of the Horsham District Planning Framework (2015).

PCS/37 **DC/20/0660 - LAND AT MONTPELIER GARDENS, WASHINGTON**

Head of Development reported that this application sought planning permission for the erection of 3 dwellings with associated car parking and landscaping, comprising a single detached dwelling and a pair of semi-detached dwellings on land currently used as allotments.

The application site was located within a cluster of residential and business properties to the west of Old London Road.

The Parish Council objected to the application . 20 public representations had been received with 16 objecting to the application and 4 in support of the application. The applicant's agent 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 the development; the design and appearance of the proposal; Highways; Impact on local amenity; Ecology on the site; impacts on climate change; and the flood risk of the site.

RESOLVED

That planning application DC/20/0660 be approved subject to the conditions set out in the officer's report.

PCS/38 **DC/20/0049 - SENLAC, SHOREHAM ROAD, HENFIELD**

The Head of Development reported that this application sought the demolition of existing unoccupied dwelling, kennels, cattery, animal hospital, grooming parlour and office and the erection of two buildings for commercial use on the wider site, together with a new vehicular access, associated parking and landscaping, and associated highway works.

The application site was located to the south of Henfield outside of any defined settlement areas.

The Parish Council raised no objection. 18 letters of support had been received and one letter of comment. One member of the public, the applicant and the applicant's agent 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 the development; the design and appearance of the proposal; Highways; Impact on local amenity; Ecology on the site; impacts on climate change; landscaping and trees; air quality; ground contamination; and the drainage on the site.

RESOLVED

That planning application DC/20/0049 be approved subject to the conditions set out in the officer's report.

PCS/39 **DC/20/1357 - MILL STREAM VETERINARY GROUP, NORTH STREET, STORRINGTON**

The Head of Development reported that this application sought full planning permission for the erection of a part-single part-two storey extension to the northern side of the Mill Stream Veterinary Group building in Storrington.

The site was located within the built up area boundary of Storrington and was situated at the north end of the Storrington Library Car Park. To the north and east of the site was an area of dense trees. The site was located to the east of Ryecroft Lane. The Storrington Conservation Area was located approximately 25 metres to the south-east of the site and 50 metres to the south-west of the site.

The Parish Council raised no objection. Two letters of comment had been received.

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; the design and appearance of the proposal; Noise; Impact on local amenity; Access and parking; impacts on climate change; and landscaping and trees.

RESOLVED

That application DC/20/1357 be approved subject to the conditions as set out in the officer's report.

The meeting closed at 4.04 pm having commenced at 2.30 pm

CHAIRMAN