

**Planning Committee (South)**  
**24 NOVEMBER 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, Kate Rowbottom, Jack Saheid, Jim Sanson, Diana van der Klugt, Claire Vickers and James Wright

PCS/40 **MINUTES**

The minutes of the meeting held on 20 October were approved as a correct record and would be signed by the Chairman at a later date.

PCS/41 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Paul Clarke declared a personal interest for item 6 (DC/20/0636) as he knew a public speaker.

Councillor Jack Saheid declared a prejudicial interest for item 10 (DC/20/1547) as he was the applicant. He agreed to leave the meeting for the duration of this item.

Councillor Diane van der Klugt declared a personal interest for items 6 (DC/20/0636) and 8 (SDNP/20/01471/FUL) as she knew a public speaker for both items.

PCS/42 **ANNOUNCEMENTS**

There were no announcements.

PCS/43 **APPEALS**

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

PCS/44 **DC/20/0636 - LAND AT JUNCTION OF HILL FARM LANE AND STANE STREET, CODMORE HILL, PULBOROUGH**

The Head of Development reported that this application sought planning permission for the change of use of the site for the provision of four pitches for use by gypsies and travellers, including associated car parking and touring caravan parking.

The application site was located at the junction between hill farm lane and Stane Street, Codmore Hill, Pulborough and adjoined the defined built up area

boundary of Codmore Hill. The site was accessed by the public highway to the south and over an area of land of which the applicant has a right of way over.

Following amendments to the original application, 37 letters of objection had been received. The Parish Council raised an objection to this application. One member of the public spoke in objection. The applicant's agent addressed the committee in support of the application. A representative from the Parish Council spoke in objection.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the Principle of Development; Sustainability; Design, Appearance & Landscape impact; Impact on Listed Buildings; Impact on Neighbouring Amenity; Highways & Parking Considerations & Implications; Impact on trees; and Ecology Considerations.

It was proposed that the application be refused, and this motion was seconded.

Following legal advice, the Chairman invited discussion of granting a temporary planning permission for two years, but the Committee concluded that this would have the same negative impact on surrounding amenities as a permanent permission.

After careful consideration Members resolved to refuse planning permission for this application on the grounds of overdevelopment and the negative impact it would have on the surrounding amenity.

#### RESOLVED

That planning application DC/20/0636 be refused for the following reason:

The proposed development, by virtue of the size of the site and the number of pitches, would result in over dominance of the surrounding area and community within the small settlement of Codmore Hill. No special circumstances have been presented to justify a need for this site. The proposal would therefore be contrary to Policies 23 and 26 of the Horsham District Planning Framework (2015) and paragraphs 14 and 25 of the Planning Policy for Traveller Sites (2015).

#### PCS/45 **DC/19/2196 - WESTLANDS FARM, BILLINGSHURST ROAD, ASHINGTON, PULBOROUGH**

The Head of Development reported that this application sought planning permission for the erection of two semi-detached dwellings to the east of Westlands Farm. This application followed the granting of prior approval for the change of use of an agricultural building to the north of the wider site of two 2-bedroom dwellings under Class Q of schedule 2, part 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended. The proposal also involved the removal of the building subject of

prior approval and two storage buildings, one attached to the eastern elevation of Westlands Farm. A carport associated with Westlands Farm was also to be removed.

The Application Site was located to the south-west of Billingshurst Road, to the north of Ashington outside any built-up area.

No letters of representation had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: Principle of Development; Character and Appearance; Amenity Impacts and Highways Impacts.

RESOLVED

That planning application DC/19/2196 be approved subject to the conditions as set out in the report.

PCS/46 **SDNP/20/01471/FUL - PIPPIN FARM, TOAT LANE, PULBOROUGH**

The Head of Development reported that this application sought temporary permission for the retention of a farm office not exceeding three years. An extant permission for permanent office facilities on the holding remained, though permanent facilities had not been implemented.

The application site was located to the west and north-west of Toat Lane extending the course of the Wey and Arun canal to the north. The site would be accessed via Toat Lane, shared with several dwellings and agricultural facilities along the highway.

15 letters of representation had been received with 11 in objection and 4 in support. Three members of the public spoke in objection to 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: Principle of Development; Visual Impact and Landscape Character; Amenity; and Highway Safety & Operation.

After careful consideration Members concluded that this application was inappropriate in relation to its design within the SDNP and would result in a harmful impact on the amenity of adjacent properties.

RESOLVED

That application SDNP/20/01471/FUL be refused for the following reason:

The proposal is inappropriate in relation to its design within the SDNP, detracts from the tranquillity of the area, impacts on the Dark Night Skies of the SDNP and results in a harmful impact on the amenity of adjacent properties contrary to Policies SD4, SD5, SD7 and SD8 of the South Downs Local Plan 2019.

PCS/47 **DC/20/0326 - LAND ON THE SOUTH SIDE OF HILL FARM LANE, CODMORE HILL, PULBOROUGH**

The Head of Development reported that this application sought planning permission for the erection of livery stables with associated facilities and two units of grooms accommodation above, machinery store, horse walker along with the creation of an access track and parking area construction of new livery stables and facilities, including a new driveway and parking area for horse-boxes with a total capacity for 39 vehicles.

This application had been considered previously at the meeting of Planning Committee South held on 22 September 2020 where it was resolved to defer this application.

There had been an amendment to condition 14 to ensure these stables would only be for personal use or to one private client.

There had been no further letters of representation since this application was previously considered. The Architect addressed the committee in support of the application.

RESOLVED

That application DC/20/0326 be delegated to the Head of Development to finalise conditions with a view to be approved following consultation with the Chair, Vice-Chair and local Members.

PCS/48 **DC/20/1547 - NEW SPINNEY, SPINNEY LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought retrospective planning permission for the retention of solar panels on the east and west elevations of the dwelling house and the east elevation of the detached garage at New Spinney.

The application site was located within a semi-rural location, on Spinney Lane.

West Chiltington Parish Council objected to this application on the grounds that it caused a negative impact on the amenity of a neighbouring property. Two letters of objection had been received. One member of the public 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; the character of the development and the visual amenities of the street scene; and the amenities of the occupiers of adjoining properties.

RESOLVED

That application DC/20/1547 be deferred to allow for planning officers to see if the panels can be relocated to a more appropriate position in consultation with local Members. If no agreement can be reached this application will be returned to Committee.

PCS/49 **SDNP/20/03058/FUL - LAND SOUTH OF EAST STREET FARM, EAST STREET, AMBERLEY**

The Head of Development reported that this application sought permission for the provision of non-commercial stabling on land within the ownership of HDC.

The application site was located to the south of East Street Farm.

Amberley Parish Council were in support of this application. Three letters of support 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 development; visual impact and landscape character; amenity; dark night skies; and ecosystem services.

RESLOVED

That application SDNP/20/03058/FUL be approved subject to the conditions as set out in the report.

*The meeting closed at 6.05 pm having commenced at 2.30 pm*

CHAIRMAN