

Planning Committee (South)
15 DECEMBER 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, 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

Apologies: Councillors: Liz Kitchen

PCS/50 **MINUTES**

The minutes of the meeting held on 24 November were approved as a correct record, subject to the following amendment to the Declarations of Interest:

DC/20/1547: The applicant was a District Councillor and his fellow Ward Members, Councillors John Blackall and Philip Circus, had requested clarification from the Monitoring Officer as to whether or not they ought to declare an interest. It had been confirmed to them that they did not have a prejudicial interest, or any interest that would preclude them from speaking or voting on the application.

PCS/51 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/20/1711: Councillor Nigel Jupp declared a personal interest because he know the applicant. He left the meeting and took no part in the determination of this item.

PCS/52 **ANNOUNCEMENTS**

There were no announcements.

PCS/53 **APPEALS**

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

PCS/54 **DC/20/1519 - HOBBITS, STALL HOUSE LANE, NORTH HEATH, PULBOROUGH**

The Head of Development reported that this application sought permission for the demolition of a dwelling and erection of a detached 4-bedroom replacement dwelling with detached double garage. The application also included an indoor equestrian arena with 21 stables and hay store, and an outdoor riding arena.

The existing access to the site would remain with an additional access to the new dwelling. Parking for eight cars and four horseboxes was proposed.

The application site was located outside the built-up area in a rural location on the southern side of Stall House Lane, along which there were sporadic detached dwellings. There were established trees and foliage along the boundaries of the site.

There had been no objections to the replacement house and garage, but there had been a number of objections to the equestrian training centre, in particular to the scale of the indoor arena. Parish Council objected to the application. There had been 13 representations from 12 addresses objecting to the application and three letters of support. Three members of the public spoke in objection to the application. The applicant's agent 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 relating to the replacement dwelling and equestrian use; layout, amount, scale and appearance; landscape and arboricultural impacts; impact on amenity; and highways and access.

Members discussed the scale of the indoor arena and were concerned that there was a potential for intensification of the intended use, which was largely private with elements of commercial use. Members questioned the number of vehicle movements that could be generated and raised concerns regarding access to the site for larger vehicles, both during construction and for horseboxes.

Officers advised that Condition 18 regarding use of the site could be expanded in the interests of amenity and highways impact. It was also agreed that in addition to Condition 8 requiring a Construction Management Plan, an additional condition could be added regarding the size of vehicles accessing the site. Members also agreed that conditions regarding sustainability measures should be expanded.

It was proposed and seconded that the application be delegated for approval, subject to the amendment of a number of conditions to address Members' concerns.

RESOLVED

That planning application DC/20/1519 be determined by the Head of Development with a view to approval, subject to amendment of conditions in consultation with Local Members, to include: an enhancement of Condition 18; an additional condition regarding vehicles accessing the site; and a review of conditions relating to sustainability measures.

PCS/55 **DC/20/1711 - TOWNHOUSE FARM, COOLHAM ROAD, THAKEHAM**

The Head of Development reported that this application sought permission for the demolition of three commercial storage buildings and the erection of two 3-bedroom semi-detached dwellings. The site benefited from Prior Approval to convert the existing buildings into four dwellings.

The application site was located outside the built-up area on the west side of Coolham Road in a rural area that included farms, commercial uses and dwellings.

The Parish Council raised no objection to the revised application. There had been two representations objecting to the original application for three terraced properties, but no objections had been received to the amended proposal. The applicant addressed the Committee in support of the proposal.

Members noted the planning history of the site and considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principal of development; the character of the dwellings and visual amenities of the countryside; the amenities of occupiers of adjoining properties; and highways impacts.

RESOLVED

That planning application DC/20/1711 be granted subject to the conditions as reported.

The meeting closed at 4.05 pm having commenced at 2.30 pm

CHAIRMAN