

Planning Committee (South)
16 FEBRUARY 2021

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/56 **MINUTES**

The minutes of the meeting held on 15 December 2020 were approved as a correct record and would be signed by the Chairman at a later date.

PCS/57 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Mike Morgan declared a pecuniary interest in application DC/20/2200 as one of the public objectors was a member of his family. Cllr Morgan agreed to leave the meeting for the duration of this item.

Councillor Jack Saheid declared a pecuniary interest in application DC/20/2200 as he knew the applicant. Cllr Saheid agreed to leave the meeting for the duration of this item.

Councillor Jack Saheid declared a pecuniary and prejudicial interest in application DC/20/1547 as he was the applicant. Cllr Saheid agreed to leave the meeting for the duration of this item.

The Chairman announced that all Members of the committee had a personal interest in application DC/20/1547 as the applicant was a District Councillor.

PCS/58 **ANNOUNCEMENTS**

The Chairman announced that Planning applications DC/20/2143 and DC/20/2322 had been included on the agenda by request of Storrington & Sullington Parish Council. Prior to the meeting the Parish Council withdrew their request and the Committee resolved to delegate the application to the Head of Development and Building Control with a view to approve subject to the additional of a condition for application DC/20/2143 requiring a scheme for the provision of electric vehicle charging points.

PCS/59 **APPEALS**

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

PCS/60 **DC/20/2200 - BRANGWYN, STATION ROAD, HENFIELD**

The Head of Development reported that this application had been submitted following the Council's refusal of a previous proposal for a similar scheme (DC/20/0885 – refused August 2020). It was reported that application DC/20/2200 sought approval for a development that was substantially the same as refused scheme DC/20/0885.

Application DC/20/2200 sought the demolition of an existing shop/residential building and redevelopment of the site to provide 10 single bedroom flats in a three-storey building.

The location of the application site had not changed from the previously submitted scheme, DC/20/0885. The site was located within the built-up area boundary of Henfield, fronting Station Road.

There had been 12 representations from 8 addresses, 6 of these were in objection and 2 in support. One member of the public spoke in objection to the application. The applicant's architect addressed the Committee in support of the proposal. A representative of the Parish Council spoke 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; loss of shop; housing mix; scale and appearance; impact on amenity; trees, landscaping and ecology; highways and parking; drainage; and climate change.

RESOLVED

That planning application DC/20/2200 be refused for the reasons as set out in the officer's report.

PCS/61 **DC/20/1519 - HOBBITS, STALL HOUSE LANE, NORTH HEATH, PULBOROUGH**

The Head of Development reported that this application was presented at Planning Committee South, 15th December 2020, where members resolved that the application be determined by the Head of Development with a view to approval, subject to the amendment of conditions in consultation with Local Members. Following the committee meeting officers were made aware of having mistakenly misquoted Paragraph 109 of the NPPF when responding to member questions.

Three members of the public spoke in objection to the application and the applicant's agent addressed the committee in support. Pulborough Parish Council spoke in objection to the application.

A representation with a transport assessment was received late, on the morning of 16 February. Members decided that it would not be accepted given its late submission.

After careful consideration Members decided that the application should be deferred to allow WSCC Highways to perform a site visit as Members felt that a desktop report was not sufficient for this application. Members would also be able to consider the late representation when this application is next considered by the committee.

RESOLVED

That planning application DC/20/1519 be deferred to enable WSCC Highways to undertake a site visit.

PCS/62 **DC/20/2234 - WINDWAYS, COMMON HILL, WEST CHILTINGTON**

The Head of Development reported that this application sought permission for the erection of a pair of semi-detached two-storey dwellings on the eastern side of Common Hill, West Chiltington.

The application site was located within the front garden curtilage serving Windways, a detached two-story dwelling on the eastern side of Common Hill.

7 letters of objection had been received from 6 households. One member of the public spoke in objection to the application. West Chiltington Parish Council raised an 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; design; impact on neighbouring amenity; highways impact; climate change.

RESOLVED

That planning application DC/20/2234 be approved subject to the conditions as set out in the officer's report.

PCS/63 **DC/20/2143 - STORRINGTON SQUASH CLUB, GREYFRIARS LANE, STORRINGTON**

Planning application DC/20/2143 had been included on the agenda by request of Storrington & Sullington Parish Council. Prior to the meeting the Parish Council withdrew their request and the Committee resolved to delegate the application to the Head of Development and Building Control with a view to approve subject to an additional condition requiring a scheme for the provision of electric vehicle charging points.

RESOLVED

That planning application DC/20/2143 be delegated to the Head of Development and Building Control with a view to approve and subject to an additional condition requiring a scheme for the provision of electric vehicle charging.

PCS/64 **DC/20/1294 - TEA CADDY COTTAGES, WORTHING ROAD, WEST GRINSTEAD**

The Head of Development reported that this application sought permission for the demolition of an existing dwelling and commercial building and the construction of one 4-bedroom dwelling and one 3-bedroom self-build dwelling.

The application site was located outside any defined built up area boundary and so was in the countryside. The site was located to the east of the A24, to the south of the Buck Barn crossroads.

13 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; the extant prior approval consent on the site; design and appearance; trees and landscaping; highways impacts; ecology; climate change.

RESOLVED

That planning application DC/20/1294 be approved subject to the conditions as set out in the officer's report.

PCS/65 **DC/20/1923 - LITTLE ROCK COTTAGE, HURSTON LANE, STORRINGTON**

The Head of Development reported that this application sought retrospective planning permission for the change of use of part of an open pasture field, belonging to Little Rock Cottage, to form a six-pitch glamping/camping site with portable toilets and a shower facility.

The application site was located within the countryside, around 150m from the built-up area boundary of Storrington and would be accessed from Hurston Lane via a single vehicular gate.

5 letters of objection had been received by 4 households. The applicant and applicant's agent addressed the committee in support of the application. Storrington & Sullington 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; landscape impact; design and appearance; amenity impacts; highway impacts; climate change.

Members were in favour of approving this application but wanted the Local Members to be involved in rewording conditions 6 and 11.

RESOLVED

That planning application DC/20/1923 be approved subject to the agreement of conditions 6 and 11 in consultation with Local Members.

PCS/66 **DC/20/1547 - NEW SPINNEY, SPINNEY LANE, WEST CHILTINGTON**

The Head of Development reported that the purpose of this report was to update Members since the application was originally considered on 24 November 2020 by Planning Committee South. At this meeting the application was deferred from consideration to allow planning officers to undertake discussions with the applicant with a view to relocating the solar panels to a more appropriate location, potentially being the southern elevation of the host property. Whilst discussions had taken place with the applicant, no agreement had been reached to reposition the panels and therefore the application was brought back to committee for determination.

One member of the public spoke in objection to the application.

After careful consideration Members concluded that as an agreement with the applicant could not be reached, the current location of the panels caused a significant detriment to neighbouring properties and the streetscene and therefore application DC/20/1547 should be refused.

RESOLVED

That planning application DC/20/1547 be refused for the following reason:

The siting of the panels does not reasonably minimise their detriment to neighbouring properties and the streetscene, including the setting of the adjacent Wells Cottages as non-designated heritage assets, with particular reference to the garage panels, contrary to Policies 33 and 34 of the Horsham District Planning Framework.

PCS/67 **DC/20/2322 - TICKLETAG FARM, HURSTON LANE, STORRINGTON**

Planning application DC/20/2322 had been included on the agenda by request of Storrington & Sullington Parish Council. Prior to the meeting the Parish Council withdrew their request and the Committee resolved to delegate the application to the Head of Development and Building Control with a view to approve.

RESOLVED

That planning application DC/20/2322 be delegated to the Head of Development and Building Control with a view to approve the application subject to the conditions as set out in the officer's report.

The meeting closed at 6.22 pm having commenced at 2.30 pm

CHAIRMAN