

Planning Committee (South)
17 AUGUST 2021

Present: Councillors: Brian Donnelly (Chairman), Tim Lloyd (Vice-Chairman), Karen Burgess, Jonathan Chowen, Philip Circus, Michael Croker, Nigel Jupp, Lynn Lambert, Mike Morgan, Roger Noel, Bob Platt, Kate Rowbottom, Jim Sanson and James Wright

Apologies: Councillors: John Blackall, Chris Brown, Paul Clarke, Ray Dawe, Josh Potts, Jack Saheid and Diana van der Klugt

PCS/21 **MINUTES**

The minutes of the meeting held on 20 July were approved as a correct record and signed by the Chairman.

PCS/22 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Mike Croker declared a personal interest for planning application DC/20/0854 as he was a member of the Institute of Acoustics.

Councillor James Wright declared a personal interest for planning application DC/20/0854 as he had previously used services provided by the applicant.

PCS/23 **ANNOUNCEMENTS**

There were no announcements.

PCS/24 **APPEALS**

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

PCS/25 **DC/20/0854 - COPPED HALL FARM, OKEHURST LANE, BILLINGSHURST**

It was reported that since the publication of the officer's report there had been further consultee comments from WSCC Mineral and Waste Authority, and HDC Environmental Health. With these further comments the view of the Environmental Health Officer's view remained the same as printed in the report. Member's attention was also drawn to the addendum for this item, which outlined an additional acoustic report commissioned by a nearby resident, the applicant's response and officer comments.

The Billingshurst Neighbourhood Plan was formally made at Full council on 23 June 2021 and the revised National Planning Policy Framework (NPPF) came into force on 20 July 2021. The policies of the 'Made' Billingshurst

Neighbourhood Plan and Revised NPPF did not contain any material changes that would alter the recommendation set out in the officer's report.

The Head of Development and Building Control reported that this application was originally presented at Planning Committee South on 16 March 2021. At this meeting Members resolved that the application be deferred for the submission of a Noise Impact Assessment of the proposed use.

A Noise Impact Assessment had subsequently been carried out in by Environmental Assessment Services Limited. In addition to the Noise Impact Assessment, further supporting evidence from the applicant, third party representations and re-consultation responses had been received.

After officer's had taken into consideration all the new evidence received and the matters raised in representations, the recommendation to refuse planning permission remained as previous.

Two members of the public spoke in objection to the application and three members of the public addressed the committee in support of the application.

RESOLVED

That planning application DC/20/0854 be refused for the following reason:

The proposed development, by reason of its scale and location, would result in an intensity of activity, traffic and noise which would detract from the intrinsic character and ambience of its rural surroundings as well as compromise the amenities of surrounding residential occupiers, contrary to policies 10, 24, 25, 26, 32, and 33 of the Horsham District Planning Framework which, amongst other things, seek to protect the countryside against development of an inappropriate scale that leads to a significant increase in the overall level of activity in the countryside. For these same reasons it would also be contrary to Waste Local Plan Policies W11, W12 and W19.

PCS/26 **DC/21/1234 - ASHLEY HOUSE, ROUNDABOUT COPSE, WEST CHILTINGTON**

Following the publication of the officer's report, three additional conditions were recommended relating to broadband connection, details of cycle storage, and details of refuse storage.

The Head of Development and Building Control reported that this application sought full planning permission for the construction of a single detached 3-bedroom bungalow with an attached double garage and two car parking spaces.

This application followed previous approval of an outline planning permission (DC/20/0157) for the erection of a detached bungalow and new access with all matters reserved on the site.

The application site was located to the south and west of the Roundabout Copse cul-de-sac, within the built-up area of West Chiltington.

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, design and appearance; impact on neighbouring amenity; parking, highway safety and operation; ecology; and climate change.

After careful consideration Members concluded that the proposed access to the site was not desirable nor sympathetic to neighbouring amenity.

RESOLVED

That planning application DC/21/1234 be delegated to the Head of Development and Building Control with a view to approval, subject to further consideration to the proposed site access, in consultation with Local Members and WSCC Highways.

PCS/27 **DC/21/0993 - BROOKSIDE FARM, DAGBROOK LANE, HENFIELD**

Members' attention was drawn to an error in paragraph 6.11 of the officer's report where it was stated that DC/20/0817 was for prior approval for dwellings. This permission was actually for one dwelling. This error did not make any difference to the recommendation as it was still a valid fall back position.

The Head of Development and Building Control reported that this application sought full planning permission for the demolition of an existing barn and the replacement with a two-storey dwelling.

The application site was located to the south-west of Brooms Hill and accessed via Dagbrook Lane. The site was located outside any defined built-up area boundary.

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; amenity impacts; highways impacts; and climate change.

RESOLVED

That planning application DC/21/0993 be approved subject to the conditions stated in the officer's report.

The meeting closed at 3.42 pm having commenced at 2.30 pm

CHAIRMAN