

Planning Committee (South)
20 DECEMBER 2022

Present: Councillors: Paul Clarke (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, Ray Dawe, Joan Grech, Lynn Lambert, John Milne, Bob Platt, Josh Potts, Kate Rowbottom and Diana van der Klugt

Apologies: Councillors: Tim Lloyd, Michael Croker, Nigel Jupp, Mike Morgan, Roger Noel and James Wright

Absent: Councillors: Chris Brown and Jack Saheid

PCS/24 **MINUTES**

The minutes of the meeting held on 15 November 2022 were approved as a correct record and signed by the Chairman.

PCS/25 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/2321 Councillor Paul Clarke declared a pecuniary interest, he left the room for this item and took no part in the discussion or vote.

DC/21/2321 Councillor John Milne chaired this item on behalf of Councillor Paul Clarke who had left the room with a pecuniary interest.

DC/21/2321 Councillor Diana van der Klugt gave a general declaration that she is a member of the South Downs National Park Authority however this did not affect her taking part in the discussion or vote.

PCS/26 **ANNOUNCEMENTS**

There were no announcements.

PCS/27 **APPEALS**

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

PCS/28 **DC/21/2321 LAND AT NEW PLACE FARM, PULBOROUGH.**

The Head of Development & Building Control reported that this application sought outline planning permission for the demolition of existing structures and redevelopment of the site. This would include the erection of 170 new homes (35% affordable), 5 hectares of open green space, new play facilities and an

upgrade to the surrounding rights of way network to include a footbridge over the rail crossing.

Outline permission would be subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

The site covers an area of 16.3 hectares located to the north and west of Glebelands and Drovers Lane, Pulborough. The majority of land is currently used as a commercial nursery – New Place Farm with areas of woodland to the north.

Following three public consultations a total of 117 letters of objections were received from 90 separate households and one from Sussex Area Ramblers. One letter was received, part supporting the proposal.

Since the publication of the Committee report a further 18 letters of representation had been received, 16 objected to the proposal and two in support.

Therefore a total of 135 letters of representation had been received of which 132 were in objection and three in support.

Members noted the planning history of the application.

The applicant and one further speaker spoke in support of the proposal and one spoke in objection.

Members were concerned that the Neighbourhood Plan had not been fully approved and a smaller proposal would have less impact on the local landscape.

Members discussed postponing the decision until a referendum had taken place for the Neighbourhood Plan. Officers advised the application needed to be considered under current planning policy, the site had also been selected for housing allocation in the emerging Neighbourhood Plan and this held significant weight in decision making in favour of the proposal.

Members acknowledged the developer and community had worked together on the proposal to provide much needed affordable housing within the village and the site would provide a country park, BMX pump track and biodiversity which was welcomed by residents.

RESOLVED

That DC/21/2321 be approved subject to the completion of a legal agreement and the conditions set out in the report.

PCS/29 **DC/21/0372 CHANCTONBURY NURSERIES, RECTORY LANE, ASHINGTON.**

The Head of Development & Building Control reported that this application sought full planning permission for complete redevelopment of the site, removing existing glasshouses and storage to deliver 74 dwellings, associated space, parking and landscaping. Full permission would be subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

The site comprises an area of land of 2.39 hectares located on the western side of Ashington and is currently occupied in part by a greenhouse complex to the south and open air storage of caravans/mobile homes in the central area with open land to the north.

Following the adoption of the Ashington Neighbourhood Plan the site lies within the built up area boundary of Ashington.

The Parish Council raised no objections to the proposal. 12 letters of objection had been received from separate households including the Sussex Area Ramblers.

Members noted the planning history of the application.

The agent spoke in support of the application and one speaker spoke in objection.

Members were broadly in support of the proposal as the site had been identified for housing development in the approved Neighbourhood Plan. Further information was requested from Officers on upgrading the footpath on the development site. It was reported the Section 106 legal agreement would secure further details between West Sussex County Council and the applicant.

RESOLVED

That application DC/21/0372 be approved subject to the completion of a legal agreement and conditions set out in the report.

PCS/30 **DC/22/0366 WE PAINT, CAPONS HILL FARM UNIT 3, STATION ROAD, COWFOLD.**

The Head of Development & Building Control reported that this application sought permission for a variation to Condition 6 of previously approved application DC/19/1283 to allow an increase in teaching of martial arts from 10 to a maximum of 25 participants.

DC/19/1283 was considered in November 2019 Planning South Committee and retrospective approval was given for the change of use of existing vacant

building to a club for teaching martial arts. A regulatory condition restricted participants to a maximum of 10 individuals and 1 instructor to safeguard the amenities of neighbouring properties.

Application DC/20/0525 considered in June 2020 was refused at Planning South Committee relating to an increase in class numbers. The site has been subject to a compliance investigation regarding a breach of the relevant condition and this investigation found the club was operating in excess of the permitted number of participants. This application was brought to committee to address the breach.

The application site comprises a single unit within a rural industrial/agricultural estate approximately 330m west of the built up area boundary of Cowfold. The site is accessed via a track to the north side of Station Road A272 which shares access with the residential dwelling of Capons Hill Farmhouse.

Since the publication of the Committee report an addendum was issued with corrections and updates summarising objections from the Parish Council and updates to the correct application site address. The applicant also provided further details endorsing the facility benefiting the local community.

Members noted the planning history of the application.

The Parish Council objected to the proposal. 87 letters of support were received from 79 separate households and 13 letters of objection were received from 9 households.

The agent and one further speaker spoke in support of the application and two speakers spoke in objection. A letter of support was read to the Committee from a registered speaker unable to attend.

Members acknowledged the martial arts club was an excellent facility for the area but questioned if the current location was sustainable for the future of its growth.

It was felt that an increase in traffic and activity generated by increasing class sizes would adversely affect the rural character and amenities of local residents. Members were also concerned about potential highway safety issues with an increase in traffic movements using the access track serving the development. Insufficient information had also been provided to demonstrate that the site would be water neutral.

RESOLVED

That DC/22/0366 be refused for the following reasons:

1. The proposed variation of condition 6 to increase the capacity of the premises would result in a significant level of intensification that would adversely affect the rural character of the locality and amenities of adjoining residents by virtue of the significant

increase in the level of traffic and activity generated, contrary to Policies 33 and 40 of the Horsham District Planning Framework (2015).

2. It has not been demonstrated to the satisfaction of the Local Planning Authority that the access track serving the development can operate safely, with the level of intensification and subsequent level of vehicular traffic movement leading to the potential for highway safety issues, contrary to Policy 40 of the Horsham District Planning Framework (2015).
3. Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

PCS/31 **DC/22/1507 17 LINK LANE, PULBOROUGH.**

The Head of Development & Building Control reported that this application sought permission for the erection of a two storey, single storey rear extension and single storey front extension to the garage. An existing single storey rear conservatory would be removed.

The site occupied a moderately sized plot on Link Lane and comprised a two storey detached house within the built up area boundary of Pulborough. The dwelling was part of a row of detached and semi-detached houses and the surrounding area consisted of a mixture of properties with varying designs and extensions to the side and rear elevations.

The Parish Council objected to the application and spoke in objection to the proposal at the committee meeting.

Members felt the proposal was well designed, in keeping with surrounding properties and there had been no objections to the application.

RESOLVED

That DC/22/1507 be approved in accordance with Officer recommendation as set out in the report.

The meeting closed at 4.45 pm having commenced at 2.30 pm

CHAIRMAN