

Planning Committee (South)
18 APRIL 2023

Present: Councillors: Tim Lloyd (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Philip Circus, Michael Croker, Ray Dawe, Joan Grech, Mike Morgan, Roger Noel, Bob Platt, Kate Rowbottom, Diana van der Klugt and James Wright

Apologies: Councillors: Liz Kitchen, Lynn Lambert and Josh Potts
Absent: Councillors: Chris Brown, Jonathan Chowen, Nigel Jupp, John Milne and Jack Saheid

PCS/38 **MINUTES**

The minutes of the meeting held on 24 January were approved as a correct record and signed by the Chairman.

PCS/39 **DECLARATIONS OF MEMBERS' INTERESTS**

SDNP/21/03962/FUL Councillor Diana van der Klugt declared a personal interest as she is a member of the South Downs National Park.

PCS/40 **ANNOUNCEMENTS**

The Chairman wished to record his thanks to all Councillors and Officers for their hard work on the Planning South Committee and to those Councillors not re-standing for election in May.

Councillor Philip Circus wished to thank Councillor Tim Lloyd for his time chairing the Planning South Committee in a fair and professional manner and the support and guidance offered by Officers.

PCS/41 **APPEALS**

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

PCS/42 **DC/21/2676 - NORTHLANDS BARN, NORTHLANDS LANE, STORRINGTON**

The Head of Development and Building Control reported that this application sought permission for the conversion of a redundant barn to form one single dwelling house. The application would incorporate the creation of a first floor, alterations and restoration works, erection of a detached garage, installation of ground mounted solar panels, drainage and landscape and ecological enhancements.

Application DC/19/2331 was submitted in 2019 for the residential conversion of the building and refused by Planning Committee South due to its excessive size and scale, not retaining its agricultural character and over development in an agricultural setting.

This application sought to address the reasons for refusal and entailed a revised scheme for the restoration and conversion of the existing former agricultural building to a two-storey dwelling and associated garden. The amended application would maintain the existing footprint.

The application site is located in the east of Northlands Lane, outside of any designated built-up area boundary. The wider area is characterised by enclosed agricultural fields with the nearest residential dwelling located approximately 170 metres to the south.

Members noted the planning history of the application.

Eight letters were received supporting the proposal and one letter was received in objection.

Thakeham Parish Council raised no objections to the proposal and Storrington & Sullington Parish Council objected.

The applicant and two further speakers spoke in support of the proposal and Storrington & Sullington Parish Council spoke in objection.

Members were positive that the applicant had responded well to reasons given for previous refusal and revised plans would ensure the dwelling would be sympathetic to the local rural community.

It was noted the new dwelling would improve a current derelict building and worthy of conversion to preserve a non-designated heritage asset. It was suggested that the provision of an electric vehicle charge point be added to the application as a condition.

RESOLVED

That DC/21/2676 be approved in accordance with Officer recommendation subject to appropriate conditions and an additional condition to secure an electric vehicle charge point:

Pre-Occupation Condition: *No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.*

Reason: *To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).*

PCS/43 **SDNP/21/03962/FUL - THE OLD MECHANICS, CHURCH LANE, COLDWALTHAM**

The Head of Development Control reported that this application sought full planning permission for conversion of the existing timber clad building and change of use of the former light industrial building to a Holiday Let.

The existing building would be converted into a two bedroom unit to include new windows on all elevations of the building. Access would be via a private drive to the South with two parking spaces to the West.

If approved the application would be subject to completion of a Section 106 Legal Agreement.

The site is located to the north of Coldwaltham in a semi-rural location within the South Downs National Park and within the Dark Night Sky Zone.

Members noted the planning history of the application.

12 representations of objection had been received from eight separate households. The Parish Council objected to the proposal.

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

Members raised concerns with the proposed building's design and appearance, close proximity to the village school, adverse impacts on ecology and unsuitable location for tourist accommodation.

It was acknowledged that although water neutrality would be achieved by retro fitting and secured by the Section 106 Legal Agreement, Members generally felt that calculations were unreliable and difficult to monitor.

It was therefore proposed and seconded to refuse the application.

RESOLVED

That SDNP/21/03962/FUL be refused for the following reasons:

1. The proposal would result in an unsustainable form of development and would be contrary to Policy SD23 of the South Downs Local Plan (2019).
2. The design of the development would fail to respect the local character and would adversely impact on tranquillity, contrary to Policies SD5 and SD7 of the South Downs Local Plan (2019).
3. It has not been demonstrated that the development would conserve and enhance biodiversity and the application is not accompanied by a statement which sets out the impact on ecosystem services, contrary to Policies SD2 and SD9 of the South Downs Local Plan (2019).

The meeting closed at 4.06 pm having commenced at 2.30 pm

CHAIRMAN